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NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meetings *Thursdays, December 21, 28, 2006 & January 4, 2007*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, December 21, 28, 2006 and January 4, 2007* have been cancelled. The next Regular Meeting of the Planning Commission will be held on **Thursday, January 11, 2007.**

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	DWIGHT ALEXANDER
VICE-PRESIDENT	CHRISTINA OLAGUE
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	M. SUE LEE
COMMISSIONER	WILLIAM L. LEE
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 11, 2007
1:30 PM
Regular Meeting

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President: Dwight S. Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael Antonini; Sue Lee; William Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2006.0451ACV (T. FRYE: (415) 575-6822)
250 BRANNAN STREET, - between Delancey and 2nd Streets; Assessor's Block 3774, Lot 025 - **Request for Conditional Use Authorization** to convert an historic warehouse into 37 dwelling units and a public parking garage, per Section 303, 818.14 and 818.30 of the Planning Code. The property is located within an SSO (Service/Secondary Office) District with a 50-X Height and Bulk limit. A Certificate of Appropriateness issued for the proposed project by the Landmarks Preservation Advisory Board at their December 6, 2006 hearing. The Zoning Administrator will hear a related rear yard modification, open space and exposure variance request.
Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to January 18, 2007)
- 1b. 2006.0451ACV (T. FRYE: (415) 575-6822)
250 BRANNAN STREET - between Delancey and 2nd Streets; Assessor's Block 3774, Lot 025 - **Request for Rear Yard Modification**, pursuant to Code Sections 134(e) and 307(g), for an exception to the rear yard requirement for the proposed dwelling units because the existing building has full lot coverage. The project also seeks variances from the open space and exposure requirements, pursuant to Code Sections 135, 140 and 305. The proposed project is the subject of a Conditional Use hearing as described above. The property is located within an SSO (Service/Secondary Office) District with a 50-X Height and Bulk limit.
(Proposed for Continuance to January 18, 2007)
2. 2005.0030E (V. WISE: (415) 558-5955)
3400 CESAR CHAVEZ STREET - Lot 004 of Assessor's Block 6569, bounded by 26th Street, Cesar Chavez Street, Bartlett Street, and Mission Street - **Appeal of Preliminary Mitigated Negative Declaration** for demolition of the existing building (most recently a retail paint store) and construction of a new four-story building with a 12,000-square-foot Walgreens store and up to three smaller retail spaces on the ground floor, as well as 60 one-, two-, and three-bedroom condominiums above. The building would be about 115,000 gross square feet in size and approximately 50 feet in height. A total of about 97 parking spaces would be provided, with most located in a basement parking garage. Access to the residential and employee parking garage would be from Bartlett Street, while access to surface-level customer parking for the retail stores would be from Cesar Chavez Street. The project site is located within an NC-3 (Moderate Scale Neighborhood Commercial) zoning district and a 50-X height and bulk district. The project site is in the Easter Neighborhoods Planning Area.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for continuance to March 8, 2007)

3. 2006.0070EJ (C. NIKITAS: (415) 558-6306)
CONTROLS FOR LOSS OF DWELLING UNITS - a proposed ordinance amending the Planning Code, adding Section 317, requiring a Planning Commission hearing for any project that would eliminate existing legal dwelling units through mergers, conversions, or demolitions of residential buildings, and requiring certain affordability and soundness findings; making environmental findings and findings of consistency with the priority policies of planning code section 101.1 and the general plan. On November 2, 2006, the Commission adopted Resolution No. 17334, intent to initiate a planning code amendment stipulating mandatory discretionary review of all residential demolition and of replacement building permit applications.
(Continued from Regular Meeting of December 14, 2006)
Proposed for Indefinite Continuance

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

4. Consideration of Adoption:
- Draft Minutes of Regular Meeting of August 3, 2006.
5. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.
6. Proposed adoption of Planning Commission hearing schedule for 2007.
7. **PLANNING DIRECTOR SEARCH** - The Planning Commission will discuss and take possible action on the search for a new Director of Planning. The Commission may take action to: authorize the President of the Commission to execute a contract or contract modification with the existing consultant to continue conducting and assisting in the search for candidates for the position of Director of Planning.

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

10. 2006.1407U (D. DIBARTOLO: (415) 558-6291)
801-825 MISSION STREET - south side of Mission Street between Fourth and Fifth Streets, Lot 067 in Assessor's Block 3724 - **Request for approval of a Signage Design Guideline Program** for subsequent installation of business signs in a Public (P) Use Zoning District under Planning Code Section 605, at the ground level retail spaces at the Fifth and Mission Yerba Buena Parking Garage, in a P (Public) District, and a 90-X/340-I Height and Bulk District
Preliminary Recommendation: Approval

F. REGULAR CALENDAR

11. 2006.1333D (M. LI: (415) 558-6396)
843 HOWARD STREET - south side between 4th and 5th Streets, Lot 082 in Assessor's Block 3733 - **Mandatory Discretionary Review** of Building Permit Application No. 2006 1205 9187 to maintain operation of a medical cannabis dispensary (dba "The Green Door") of approximately 2,600 square feet. The property is within the C-3-S (Downtown Support) District and a 130-F Height and Bulk District. The subject space was previously occupied by a hair salon. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Do not take discretionary review and approve the project as proposed
- 12a. 2005.0259VD (A. HESIK: (415) 558-6602)
755 BAY STREET - south side between Leavenworth and Hyde Streets, Lot 040 in Assessor's Block 0045 - **Request for Discretionary Review** of Building Permit Application No. 2004.07.06.8041, proposing to legalize the construction of a roof deck and to construct a new staircase. The property is located within an RH-3 (Residential, Three-Family House) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 12b. 2005.0259VD (A. HESIK: (415) 558-6602)
755 BAY STREET - south side between Leavenworth and Hyde Streets, Lot 040 in Assessor's Block 0045 - **Request for a rear yard Variance**. The proposal is to legalize the construction of a 330-square-foot roof deck with solid railings and to construct a new wood-frame staircase to access the deck from the exterior of the second level of the building. The roof deck and staircase would be located on an existing non-complying building that is located entirely within the required rear yard. The property is located within an RH-3 (Residential, Three-Family House) District and a 40-X Height and Bulk District.
13. 2006.0102D (A. HESIK: (415) 558-6602)
434-438 GREENWICH STREET/42-46 TELEGRAPH PLACE - north side between Telegraph Boulevard and Child St; Lot 006 in Assessor's Block 0078 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.09.27.3502. The subject property is a four-story building with five legal dwelling units. The proposal is to convert

the number of dwelling units in the building from five units to four units by merging two units on the second floor. The subject property is within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Disapproval

- 14a. 2005.0739CP (S. VELLVE: (415) 558-6263)
720 LA PLAYA - east side between Balboa and Cabrillo Streets; Lot 1596 in Assessor's Block 042 - **Request for Conditional Use Authorization** pursuant to Sections 711.83 and 303 of the Planning Code to install a total of three (3) antennas screened from view on the roof of an existing approximately 50-foot tall mixed-use structure, as part of Sprint's wireless telecommunications network within an NC-2 (Neighborhood Commercial) District, and 40-X Height and Bulk District. The related equipment cabinets would be located on the roof as well. Per the City and County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Site5.
Preliminary Recommendation: Approval with Conditions.
- 14b. 2005.0739CP (S. VELLVE: (415) 558-6263)
720 LA PLAYA - east side between Balboa and Cabrillo Streets; Lot 1596 in Assessor's Block 042 - **Request for Coastal Zone Permit** pursuant to Section 330 of the Planning Code to install a total of three (3) antennas screened from view on the roof of an existing approximately 50-foot tall mixed-use structure, as part of Sprint's wireless telecommunications network within an NC-2 (Neighborhood Commercial) District, and 40-X Height and Bulk District.
Preliminary Recommendation: Grant Coastal Zone Permit.
15. 2006.0734C (M. GLUECKERT: (415) 558-6543)
3192 16TH STREET, NORTH SIDE BETWEEN GUERRERO AND VALENCIA - **Request for Conditional Use Authorization** under Planning Code Sections 726.48 and 790.38 for Other Entertainment within the Valencia Street Neighborhood Commercial District and within a 40-X Height and Bulk District. The existing bar use, d.b.a. "Double Dutch", formerly known as "Cama", will not change. The new owner is seeking authorization for recorded amplified music and a DJ. Hours of operation will remain 5pm to 2am. No physical expansion or increase in exterior dimensions of the existing building is proposed.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of November 16, 2006)
- 16a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 12-story mixed-use building containing approximately 56 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage, requiring the authorization of exceptions to Code standards for height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.
Preliminary Recommendation: Approval with Conditions
- 16b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance** of Planning

Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 12-story mixed-use building containing approximately 56 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.

- 17a. 2006.0134EVX (D. DIBARTOLO: (415) 558-6291)
16 JESSIE STREET/1 ECKER STREET - north side of Jessie Street between First and Second Streets, Lot 022 in Assessor's Block 3708 - **Request for Determination of Compliance and Rear Yard Exception** under Section 309 of the Planning Code. The project would convert the existing four-story commercial building, a Category I structure constructed in 1906, with a total area of approximately 57,000 gross square feet, from office and retail uses to residential and retail uses. The conversion would retain approximately 2,000 square feet of retail use along the Ecker Street frontage and would add approximately 51 residential dwelling units from the ground through the fourth floor levels. The existing building currently contains no existing off-street parking spaces and no off-street parking spaces are proposed as part of the project. As the existing structure fully covers the lot, an exception to the rear yard requirements is requested at all residential floor levels. The property is currently within a C-3-O (Downtown, Office) District and a 550-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 17b. 2006.0134EVX (D. DIBARTOLO: (415) 558-6291)
16 JESSIE STREET/1 ECKER STREET - north side of Jessie Street between First and Second Streets, Lot 022 in Assessor's Block 3708 - **Request for a Residential Dwelling Unit Exposure Variance** under Planning Code Section 140. As approximately 19 of the proposed dwelling units would face onto either Ecker Street with its 10-foot width or the inner courtyard at the center of the building, the units cannot meet the applicable dwelling unit exposure code requirements. The Zoning Administrator will hear the variance application concurrently with the Planning Commission. See Item "a" above for a project description. The property is currently within a C-3-O (Downtown, Office) District and a 550-S Height and Bulk District.
18. 2006.1284ET (C. NIKITAS: (415) 558-6306)
CONDITIONAL USE FOR DEMOLITION OF DWELLING UNITS - **a proposed ordinance amending the Planning Code**, introduced by Supervisor Sophie Maxwell under Board File 061371, adding Section 317, prohibiting the demolition of residential units unless Conditional Use authorization is granted for the replacement building, making environmental findings and findings of consistency with the priority policies of planning code section 101.1 and the general plan.
Preliminary Recommendation: Adopt resolution approving amendment with modifications
(Continued from Regular Meeting of December 14, 2006)
19. 2006.1399ET (S. SANCHEZ: (415) 558-6326)
Consideration of an ordinance initiated by Supervisor Peskin on November 7, 2006 (Board File No. 061539) which would amend Planning Code Section 176 (Enforcement Against Violations) by: 1) Providing for penalties for violation of the Planning Code of not less than \$200 per day. 2) Specifying that the City Attorney may seek attorneys' fees and costs for all enforcement actions. 3) Providing that all such fees and costs collected shall be deposited into the Planning Code Enforcement Fund. 4) Making and adopting environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

20. 2006.1400ET (S. SANCHEZ: (415) 558-6326)
Consideration of an ordinance initiated by Supervisor Peskin on November 7, 2006 (Board File No. 051844) which would amend Planning Code Section 610 (Violation of General Advertising Sign Requirements) by, among other things, deeming violations of this section a public nuisance, defining "Responsible Party", amending the penalty accrual, amount and collection provisions, requiring building permits for compliance work, providing for reconsideration hearings before an Administrative Law Judge, and establishing a hearing fee; and making and adopting environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

21. 2002.1129E (S. JONES: (415) 558-5976)
SAN FRANCISCO MARINA RENOVATION - Certification of Final Environmental Impact Report - The proposed project is the renovation of the San Francisco Marina at 3950 Scott Street (Assessor's Block 900, Lot 003). Water-side improvements would include installation of three new breakwater structures and the removal of two existing breakwater structures; reconstruction of portions of the degraded rip-rap slopes around the interior shorelines of the marina and along the outer seawall (between the St. Francis and Golden Gate Yacht Clubs); maintenance dredging; replacement and reconfiguration of the floating docks and slips; replacement of gangways and security gates; installation of an oily water and sewage pump-out facility and refurbishment of two sewage pump-out facilities; upgrade of electrical and water services to the new floating docks; and improved lighting on the docks. Landside improvements would include renovation of marina restroom, shower, and office buildings; conversion of a vacant building (former Navy Degaussing Station) into office space; construction of a new 1,000-square-foot maintenance building; and re-striping of existing parking lots. The project site is within a P (Public) Use District and an OS (Open Space) Height and Bulk District.
Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
Preliminary Recommendation: Certify the Final Environmental Impact Report
(Continued from Regular Meeting of November 2, 2006)

7:00 P.M.

22. 2003.0347MTZ (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395)
MARKET AND OCTAVIA PLAN AMENDMENTS - The Planning Commission will hold a series of public hearings beginning on or after October 26, 2006, to consider Case No. 2003.0347EMTZ, adopting a Motion to certify the Final Environmental Impact Report and adopt CEQA Findings and consider Resolutions to adopt amendments to the San Francisco General Plan, Planning Code and Zoning Map related to the Market and Octavia Neighborhood Plan. A series of public hearings are scheduled for October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, Nov. 16, 2006, and Dec. 7, 2006. The Commission will consider and receive public comment on specific aspects of the Plan and proposed amendments at each hearing.

The series of hearings was originally scheduled to culminate in a hearing to consider adoption actions on or after Dec. 7, 2006. As the Nov. 16th hearing was cancelled, the Commission held hearing number four on Dec. 7, 2006 and hearing number five on December 14, 2006. Additional hearings are likely to be added after the new year, with adoption actions on or after January 18, 2007.

At the hearings, the Planning Commission will consider a rezoning and public improvements program to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>.

Draft Schedule for Planning Commission Hearing

This calendar gives notice that the Planning Commission will be hearing the following aspects of the Market & Octavia Plan on or after December 14, 2006. Be advised that due to the nature of the public hearings, the Commission may continue any particular hearing item and/or may not hear all items at the hearing. To confirm the final Commission Hearing schedule, on the week of the hearing please visit: http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616.

Hearing # 5 – January 11, 2007

At this hearing, the Planning Commission may consider the following aspects of the Plan:

- Community Improvements / Public Benefits (continuation)
- SoMa West Area Heights Review – “Towers and Transitions”
- “Pipeline Projects” Discussion on Plan Proposal
 - ! Overview of various minor project-related issues in plan area
 - ! 555 Fulton St. land use and height district issue
- Follow-Up on various Comments and Questions (continuation)

For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>. In addition to providing information about the proposed General Plan, Planning Code and Zoning Map amendments, staff will also provide follow-up information on issues discussed at earlier hearings.

Plan Area

The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot

40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91).

Specifically, the Commission will consider the following items and may take action on or after January 18, 2007:

Case 2003.0347M - a proposed **General Plan amendment** that would add a new area plan, the Market and Octavia Area Plan, and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index;

Case 2003.0347T - a proposed **Planning Code text amendment** that would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees;

Case 2003.0347Z - a proposed **Zoning Map amendment** that would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan. The proposed changes are described in greater detail in Case 2003.0347T (above).

Together, these Commission actions are intended to implement the Market and Octavia Plan. In addition, an historic survey is currently being done of the project area; property owners considering constructing or altering a building in this area should consult with Planning Department staff to determine the historic resource status of their property. Property owners and interested parties are advised that height limits and other controls do not provide unqualified rights to development, but rather, proscribe the maximum potential building envelope that may be permitted; proposed buildings may not reach the maximum permitted building height/envelope. The Commission may also consider establishing interim procedures to guide the review of plans to construct new structures and alter existing structures to protect potentially eligible historic resources in the Plan Area prior to conclusion of an historic resources survey.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco, CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near 16th & Market Sts.)). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>.

As part of **Case No. 2003.0347T**, the proposed Planning Code text amendment would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees. The proposed amendments are described more fully below:

Establishment of Three Zoning Districts in the Plan Area

The Transit-Oriented Residential Use District (RTO) will replace most of the RH and RM districts zoning north and south of the Market Street corridor, extending north to Turk Street, west to Noe and Scott Streets, and South to

Sixteenth Street. The proposed RTO district will encourage moderate-density, multi-family, and residential infill. Because of the availability of transit service, proximity of retail and services within walking distance, and limitation on permitted parking the RTO permits the construction of some housing without accessory parking. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing within buildings in keeping with neighborhood scale. Proposed heights in *Residential Transit Oriented (RTO)* Districts and RH districts primarily remain 40 and 50 feet as currently classified; in some RTO areas, permitted heights will change from 50, 80 and 105 feet to 40 and 50 feet.

A *Neighborhood Commercial Transit District (NCT)* will overlay the Hayes-Gough Neighborhood Commercial District and portions of the Upper Market and Valencia Neighborhood Commercial Districts within the Market and Octavia neighborhood. In named NCT and NC-1 (T) districts, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls. They include current Neighborhood Commercial Districts (Hayes-Gough, portions of the Upper Market, Valencia) and several parcels currently zoned NC-1.

The *Van Ness and Market Downtown Residential Special Use District (VNMDR-SUD)* will permit the development of a transit-oriented, high-density, mixed-use neighborhood around the intersections of Van Ness Avenue and Market Street and South Van Ness Avenue and Mission Street. This SUD will overlay existing C-3-G districts and existing C-M districts will be rezoned to C-3-G with this new VNMDR-SUD. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing in buildings with mixed-used podiums and some residential towers at two key intersections: Market Street and Van Ness Avenue and Mission Street and South Van Ness Avenue. Proposed heights in the *Van Ness and Market Downtown Residential Use District (VNMDR-SUD)* will change from 120, 130, 150, 160, 200 and 320 feet to 85, 120, 200, 320 and 400 feet; towers will be permitted over a podium of 85 or 120 feet; the highest towers will be permitted in the vicinity of the Market Street/Van Ness Avenue intersections.

In the *Transit-Oriented Neighborhood Commercial Use Districts (NCT)*, height districts will change from 50, 80 and 105 feet to primarily 55, 65 and 85 feet; these districts will be located in SoMa West and along Market Street. The NCT district will largely replace C-M and NC-3 districts. In the NCT district, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls in place in the NC-3 district. Some heights on some parcels near Brady Street will change from 105 and 60 feet to 40 feet and 85 feet on parcels surrounding a proposed public open space.

Establishment of New Fees in the Plan Area

In order to fund the community improvements identified in the Plan, the Program document proposes to establish a **Development Impact Fee**, requiring the growth that generates the demand for additional infrastructure and services to

provide some of the revenue required to fund the improvements. The proposal establishes a development impact fee on new residential and commercial development in the Plan Area. The fee proposal is \$10.00 per square foot of residential development, and \$4.00 per square foot of commercial development.

To encourage the provision of necessary and desirable public infrastructure improvements and also in order to mitigate the impacts of this increased localized density, the Department has established the **Van Ness and Market Neighborhood Infrastructure Fund**. Developers may provide in-kind public improvements (such as open space or streetscape improvements) or proportional in-lieu contributions to this fund that will allow the city to develop these facilities. The Department estimates that no more than 6 potential development sites would benefit from participating in the program. The Department has set the value of the additional FAR at par with the current market value of historic TDR credits (\$15 per square foot).

Preliminary Recommendation: Adopt the following:

- Draft Motion to Certify the EIR and adopt CEQA Findings (Case 2003.0347EE)
- Draft Resolution to amend the General Plan (Case 2003.0347M)

Draft Resolution to amend the Planning Code (Case 2003.0347T)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 18, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT

JAN 12 2007

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President: Dwight Alexander

Vice-President: Christina Olague

Commissioners: Michael Antonini; Sue Lee; William Lee; Kathrin Moore;
Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvr/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael Antonini; Sue Lee; William Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.1090C (E. JACKSON: (415) 558-6363)
120 LATHROP AVENUE - south side, between Tunnel and Wheeler Avenues, Lot 001 in Assessor's Block 5090 - **Request for Conditional Use Authorization** for a Planned Unit Development (PUD) pursuant to Planning Code Section 304 to amend a previously approved CU/PUD authorization (Case No. 1995.183C, Motion No. 13951) to demolish an existing 1,815 square foot classroom building and construct a new 4,300 square foot multi-purpose building at the rear of the lot within an RH-1 (Residential, House, Single-Family) District with a 40-X Height and Bulk designation. The site is currently occupied by the Korean First Presbyterian Church. Exceptions are requested from rear yard and off-street parking as mandated by the Planning Code.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to February 1, 2007)
2. 2003.1210C (M. SNYDER: (415) 575-6891)
5600 THIRD STREET - the block bounded by Third Street on its east, Bancroft Avenue on its south, Mendell Street on its west, and Armstrong Avenue on its north, Lots 003, 005, 006, 007, 008, 009, and 011 of Assessor's Block 5421 - **Informational Presentation** on the design refinements for the proposed project approved under Planned Unit Development / Conditional Use Case No. 2003.1210C. The subject property is within an M-1 (Light Industrial) District and a 65-J Height and Bulk District.
(Proposed for Continuance to February 1, 2007)
3. 2004.0803E (S. MICKELSEN: (415) 558-4481)
41 TEHAMA STREET - **Appeal of Preliminary Negative Declaration.** The project site (Assessor's Block 3736, Lots 74,75,76, 77 and 78A) is located in the Financial District on the south side of Tehama Street between First and Second Streets, adjacent to elevated freeway ramps to the south and west. The proposed project would involve the demolition of a 95-space surface parking lot and one-story storage shed and the construction of an approximately 302,200-gross-square-foot (gsf), 23-story, approximately 220-foot-tall, 198-unit residential building. The proposed development would include three subsurface parking levels with approximately 76 independently accessible parking spaces and 36 bicycle parking stalls, with primary pedestrian, bicycle and vehicle access from Tehama Street. The approximately 22,009 square-foot project site is within the C-3-O (SD) (Downtown Office Special Development) zoning district and a 200-S height and bulk district. The proposed project would require certification by the Zoning Administrator for transfer of development rights (TDRs); a Conditional Use authorization (CU) to increase dwelling unit density; and a variance from dwelling unit exposure requirements. The proposed project would also require exceptions to height limits for upper-tower extensions, separation-of-tower and rear yard requirements.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.
(Continued from Regular Meeting of November 16, 2006)
(Proposed for Continuance to March 1, 2007)

4. 2006.0882A (T. SULLIVAN-LENANE: (415) 558-6257)
1306-1310 MCALLISTER STREET - north side between Steiner and Pierce Streets; Assessor's Block 775, Lot 004A - **Request for Certificate of Appropriateness** to remove a portion of the ground floor bay and construct a new garage opening. The building is a contributory-altered building to the Alamo Square Historic District under Article 10. It is located within an RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. The Landmarks Preservation Advisory Board heard this case at the September 6, 2006, public hearing and recommended disapproval. Preliminary Recommendation: Disapproval.
(Continued from Regular Meeting of November 9, 2006)
(Proposed for Continuance to March 15, 2007)
5. 2005.0156C (M. WOODS: (415) 558-6315)
2130 GOLDEN GATE AVENUE (AKA 350 MASONIC AVENUE) - northeast corner of Masonic and Golden Gate Avenues; Lots 11 and 29 in Assessor's Block 1149 - **Request for Conditional Use** authorization under Sections 178 209.3(g), 303 and 304 of the Planning Code to modify a previously approved Planned Unit Development (Motion No. 11162 for Case No. 1987.519C) for a private elementary and middle school (Kindergarten through Grade 8), The San Francisco Day School, to allow the demolition of an existing single-family house (on Lot 11); renovation of the existing school facilities including the removal of an 8-car surface parking lot (on Lot 29), and the construction of a new three-story over garage/basement science building addition, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of November 16, 2006)
(Proposed for Continuance to March 1, 2007)
6. 2006.0056C (E. OROPEZA: (415) 558-6381)
317 CORTLAND AVENUE - the north side of Cortland Avenue between Bocana and Bennington Street; Lot 015 in Assessor's Block 5667 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 161(j) and 303 for the reduction of required off-street parking spaces for dwelling units, for the proposed 2-unit mixed-use building within the NC-2 (Small-Scale Neighborhood Commercial) District and a 40 -X height and Bulk District.
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

7. Consideration of Adoption:
- Draft Minutes of Regular Meeting of September 28, 2006.
 - Draft Minutes of Regular Meeting of October 5, 2006
8. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that

could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

9. ELECTION OF OFFICERS: In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.

C. DIRECTOR'S REPORT

10. Director's Announcements
11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

12. 2006.0831C (S. YOUNG: (415) 558-6346)
473A HAIGHT STREET - south side between Webster and Fillmore Streets; Lot 038 in Assessor's Block 0859 - **Request for Conditional Use Authorization** under Sections 711.26 and 303 of the Planning Code to legalize an existing automatic teller machine (ATM) walk-up facility, installed without providing a 3-foot setback from the front property line. The ATM, which was installed without permit, is an accessory use to an existing retail store (d.b.a. Designer Brands #4). The property is located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval.
(Continued from Regular Meeting of November 9, 2006)
NOTE: On November 9, 2006, following public testimony the Commission closed public hearing and entertained a motion of intent to approve. The motion failed by a vote of +3 -2 with Moore & Olague against and Alexander absent. Item was continued to 1/18/07 so absent commissioner can participate in final action.

G. REGULAR CALENDAR

13. 2006.0074T (J. LAU: (415) 558-6383)
INFORMATIONAL HEARING ON PLANNING CODE AMENDMENTS TO INDUSTRIAL DISTRICTS IN BAYVIEW HUNTERS POINT - **Informational Item**. The Department is preparing a set of zoning modifications for certain M-1 and M-2 designated areas in the

Bayview Hunters Point district. The Department is proposing this zoning update to implement various objectives from the Bayview Hunters Point Area Plan, which seeks to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry in the Bayview. In general, the Code amendments would continue to permit a wide range of light and contemporary industrial activities, while restricting the size of retail and office development in the area. The zoning revisions will also standardize and codify existing land use policies and controls that currently discourage or prohibit residential development in these industrial zones.

Preliminary Recommendation: Hold hearing on informational item. No action is proposed at this time.

(Continued from Regular Meeting of November 9, 2006)

14. 2006.0676C (R. CRAWFORD: (415) 558-6358)
2198 MARKET STREET - at north side at Sanchez Street, Assessor's Block 3542 Lot 039 - **Request for Conditional Use Authorization** under, Planning Code Section 228.5(b) for demolition of a gasoline service station and removal of underground storage tanks in the Upper Market Neighborhood Commercial District and a 50-X Height and Bulk District. Plans for the future use of the land are not known at this time.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 16, 2006)
- 14a. 2006.0451ACV (T. FRYE: (415) 575-6822)
250 BRANNAN STREET - between Delancey and 2nd Streets; Assessor's Block 3774, Lot 025 - **Request for Conditional Use Authorization** to convert an historic warehouse into 37 dwelling units and a public parking garage, per Section 303, 818.14 and 818.30 of the Planning Code. The property is located within an SSO (Service/Secondary Office) District with a 50-X Height and Bulk limit. A Certificate of Appropriateness was issued for the proposed project by the Landmarks Preservation Advisory Board at their December 6, 2006 hearing. The Zoning Administrator will hear a related rear yard modification, open space and exposure variance request.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of January 11, 2007)
- 15b. 2006.0451ACV (T. FRYE: (415) 575-6822)
250 BRANNAN STREET - between Delancey and 2nd Streets; Assessor's Block 3774, Lot 025 - **Request for Rear Yard Modification**, pursuant to Code Sections 134(e) and 307(g), for an exception to the rear yard requirement for the proposed dwelling units because the existing building has full lot coverage. The project also seeks variances from the open space and exposure requirements, pursuant to Code Sections 135, 140 and 305. The proposed project is the subject of a Conditional Use hearing as described above. The property is located within an SSO (Service/Secondary Office) District with a 50-X Height and Bulk limit.
(Continued from Regular Meeting of January 11, 2007)
- 16a. 2005.0488CEV (T. TAM: (415) 558-6325)
25 LUSK STREET - north side between Townsend and Brannan Streets; Lot 22 in Assessor's Block 3787 - **Request for a Conditional Use Authorization** pursuant to Planning Code Sections 817.16 and 890.88(c) to allow construction of up to 26 single room occupancy units and 3,500 sq.-ft. of dedicated Light PDR space. The project proposes a two-story vertical addition to and residential conversion of an existing 30'-tall, two-story-above-basement building last occupied by Business Service uses while converting the existing Business Service use in the basement into Light PDR. The two-story addition would be set back more than 11 feet from the Lusk Street façade and would

not exceed 50' in height as measured by the Planning Code. The property is in an SLI (Service, Light Industrial) District and a 65-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

- 16b. 2005.0488CEV (T. TAM: (415) 558-6325)
25 LUSK STREET - north side between Townsend and Brannan Streets; Lot 22 in Assessor's Block 3787 - **Request for a Variance** from the Minimum Rear Yard, Parking, and Minimum Dimensions for Usable Open Space requirements set forth in Planning Code Sections 134, 151, 135(f)(1), and 135(g)(2). Whereas the Planning Code requires a minimum rear yard of 15 feet for SRO projects in the South of Market Base District, the project proposes an inner court instead. Whereas the Planning Code requires a one parking space for each 20 units with a minimum of two off-street parking spaces, the project proposes none. While the proposed project would provide more than the minimum usable open space area required under Section 135(d)(2), the proposed project would not comply with the minimum horizontal and vertical dimensions for some portions of the proposed private and common usable open space. The property is in an SLI (Service, Light Industrial) District and a 65-X Height and Bulk District.
17. 2006.1284ET (C. NIKITAS: (415) 558-6396)
CONDITIONAL USE FOR DEMOLITION OF DWELLING UNITS - a **proposed ordinance amending the Planning Code**, introduced by Supervisor Sophie Maxwell under Board File 061371, adding Section 317, prohibiting the demolition of residential units unless Conditional Use authorization is granted for the replacement building, making environmental findings and findings of consistency with the priority policies of Planning Code section 101.1 and the General Plan. This item is presented as informational, with action proposed to be taken at the hearing of February 8, 2007.
Preliminary Recommendation: Do not take action at this hearing.
(Continued from Regular Meeting of January 11, 2007)
18. 2005.1398T (S. DENNIS: (415) 558-6314)
INCLUSIONARY AFFORDABLE HOUSING AMENDMENTS - **Consideration of an Ordinance [Board of Supervisors File Number 061529] Modifying the Residential Inclusionary Affordable Housing Requirements by amending Section 315 et seq.** by amending Section 315 to clarify the regulations in effect for particular projects; amending Section 315.1 to modify certain definitions related to income and sale price calculation; amending Section 315.3 to conform the legislation to the requirement that the ordinance apply to all projects of 5 units or more; amending Sections 315.4 and 315.5 to establish separate requirements for buildings of 120 feet in height or greater, to clarify the requirements related to the type of on- and off-site housing required, and to establish a preference in the lottery for on- and off-site units for people who live and work in San Francisco; amending Section 315.6 to provide updated guidelines for the calculation of the in lieu fee and to allow MOH to expend funds for a study to periodically update the fee; amending Section 315.7 to change the amount of time an ownership unit shall remain affordable; amending Section 315.8 to amend certain monitoring and study obligations; and making a related change to the Jobs-Housing Linkage Program by amending Section 313.6 to make annual adjustments in the in lieu fee for that program correspond to the method used for the Residential Inclusionary Affordable Housing Program.
19. 2006.0983DD (G. CABREROS: (415) 558-6169)
662 - 12TH AVENUE - east side between Balboa and Cabrillo Streets; Lot 035 in Assessor's Block 1633 - **Requests for Discretionary Review** of Building Permit Application No. 2006.05.09.1153 proposing a one-story-over-ground floor, 25-foot deep rear addition to a three-story-over-garage, single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project (Continued from Regular Meeting of November 2, 2006)

NOTE: On November 2, 2006, following public testimony, the Commission continued the matter to 1/18/07 instructing the project sponsor to reduce the scale and depth of the project and its potential impacts to the rear yard area and mid-block open space. Public hearing remains open.

20. 2006.0445D (M. LI: (415) 558-6306)
1536 PACIFIC AVENUE - north side between Polk and Larkin Streets, Lot 006 in Assessor's Block 0573 - **Request for Discretionary Review** of Building Permit Application No. 2004.1202.0517, proposing the construction of a four-story, 40-foot-high building containing six dwelling units, seven parking spaces, and approximately 3,600 square feet of ground-floor commercial space, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.
 Preliminary Recommendation: Do not take discretionary review and approve the project as proposed

21. 2006.1059D (T. SULLIVAN-LENANE: (415) 558-6257)
528-530 STANYAN STREET - east side between Fell and Hayes Streets; Lot 005 in Assessor's Block 1213 - **Request for Discretionary Review** of Building Permit Application No. 2006.0530.2734, proposing to construct a two-level deck at the rear of the two-unit building located within an RH-3 (Residential, House, Three-Family) District and 65-A Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project. (Continued from Regular Meeting of November 16, 2006)

22. 2006.0823D (S. VELLVE: (415) 558-6263)
555 HAIGHT STREET - south side between Fillmore and Steiner Streets, Lot 062 in Assessor's Block 0860 - **Request for Discretionary Review** of Building Permit Application No. 2006.03.03.5979 proposing to change the permitted use of the second and third floors of a three-story building, which has been operating without authorization as a tourist hotel, from four dwelling units to group housing with 12 bedrooms, located in an NC-2 (Small-Scale Neighborhood Commercial) District, and 40-X Height/Bulk District.
 Preliminary Recommendation: Take Discretionary Review and deny the project. (Continued from Regular Meeting of November 16, 2006)

23. 2006.1085D (I. WILSON: (415) 558-6163)
244 32ND AVENUE - east Side between California and El Camino del Mar; Lot 015 in Assessor's Block 1391 - **Request for Discretionary Review** of Building Permit Application No. 2006.06.23.4870, proposing to alter the existing second floor roofline and add a penthouse with roof deck towards the rear of the building. The property is located within an RH-1(D) (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project. (Continued from Regular Meeting of November 16, 2006)
NOTE: On October 19, 2006, following public testimony, the Commission continued the matter to November 16, 2006 by a vote +6 -0. Public hearing remains open.

- 24a. 2005.0307D (B. FU: (415) 558-6613)
368 CAPP STREET - west side between 18th and 19th Streets; Lot 047 in Assessor's Block 3590 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.01.06.2659 to demolish an existing single-family dwelling in an RH-3 (Residential,

House, Three-Family) District with a 50-X Height and Bulk Designation. The project also includes the new construction of a three-unit building.

Preliminary Recommendation: Do not take Discretionary Review and approve project as revised.

(Continued from Regular Meeting of November 16, 2006)

- 24b. 2005.0329DD (B. FU: (415) 558-6613)
368 CAPP STREET - west side between 18th and 19th Streets; Lot 047 in Assessor's Block 3590 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, and a request of Discretionary Review, for Building Permit Application No. 2005.01.06.2663 for the new construction of a three-unit building in an RH-3 (Residential, House, Three-Family) District with a 50-X Height and Bulk Designation.

Preliminary Recommendation: Do not take Discretionary Review and approve project as revised.

(Continued from Regular Meeting of November 16, 2006)

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Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, January 25, 2007

1:30 PM

Regular Meeting

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1/25/07

President: Dwight S. Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini; Sue. M. Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya;

Commission Secretary: Linda D. Avery

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Or

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And

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

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1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Dwight Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael Antonini; Sue Lee; William Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0949DDDDDDDD (M. SMITH: (415) 558-6322)
376 EUREKA STREET - west side between 20th and 21st Streets, Lot 017 in Assessor's Block 2749 - **Request for Discretionary Review** of Building Permit Application No. 2005.08.30.1650, proposing to raise the building two-feet to construct a ground floor garage, add dormers, and construct a two-story horizontal addition at the rear, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
(Proposed for Continuance to February 15, 2007)
2. 2006.1374C (A. HESIK: (415) 558-6602)
1435-1445 STOCKTON STREET - west side between Vallejo and Green Streets (a.k.a. 1435-1445 Stockton Street), Lot 002 in Assessor's Block 0130 - **Request for Conditional Use Authorization** to establish a small, self-service restaurant of approximately 350 square feet. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. The proposal is to modify the existing ground-floor retail use (d.b.a. "A. Cavalli Bookstore") by adding a self-service café within the bookstore. There would be no physical expansion of the existing building. The site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to February 22, 2007)
3. 2006.1379D (T. SULLIVANE-LENANE: (415) 558-6257)
26 BRODERICK STREET - east side between Haight and Waller Streets; Lot 020 in Assessor's Block 1240 - **Request for Discretionary Review** of Building Permit Application No. 2006.0918.2553, proposing to expand the existing attic under the sloped roof to create additional habitable space for the residence. The subject property is located within an RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that

could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
7. (A. JOHN-BAPTISTE: (415) 558-6547)
Informational presentation on the development of the Department's FY2008 goals, performance measures, and budget.
8. (D. ALUMBAUGH: (415) 558-6601)
Presentation on the status and content of the Development Plan for Treasure Island.
Informational only, no action is requested.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

9. 2006.1064D (E. WATTY: (415) 558-6620)
121 BRIGHTON AVENUE - west side between Grafton and Holloway Avenues, Lot 016, in Assessor's Block 6981 - **Request for Discretionary Review** of Building Permit Application 2006.06.07.3368 proposing to legalize work performed without permits, and to construct a new vertical and horizontal addition to the existing single-family residence. The subject property is located in the RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
10. 2004.0339C (G. CABREROS: (415) 558-6169)
1800 VAN NESS AVENUE (including 1754 CLAY STREET) - northeast corner of Van Ness Avenue and Clay Street; Assessor's Block 0619, Lots 009 & 010 - **Request for Conditional Use Authorization** for a Planned Unit Development pursuant to Planning Code Sections 253.2, 303, 304 and 306 proposing to demolish an existing two-story commercial building (currently occupied by Kinko's) and to construct an 8-story, 62-unit mixed-use building with up to 82 parking spaces and approximately 5,100 square feet of ground-floor commercial space, located in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District. Note: 1754 Clay Street, Lot 10, is a through lot which also fronts onto Washington Street.
Preliminary Recommendation: Disapprove
NOTE: This case was continued without hearing by a vote +3 -1 from Regular Meeting of December 14, 2006 to January 25, 2007. Since that time the project sponsor has revised the project. The revised project includes 73 parking spaces and trash/loading areas within two basement levels and an improved ground level open space. As a result, the Department now recommends Approval of the project with Conditions.

11. 2005.0690U (A. HESIK: (415) 558-6602)
1080 HAIGHT STREET - the John Spencer House, north side between Broderick and Baker Streets, in Assessor's Block 1236, Lot 18 - **Consideration of adoption of a resolution recommending approval** of a Mills Act historical property contract for 1080 Haight Street, the John Spencer House, which is individually listed in the National Register of Historic Places. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. The subject property is within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
12. 2006.1121G (A. HESIK: (415) 558-6602)
625-631 AND 635-659 PINE STREET - the Notre Dame des Victoires School and Marist Center, south side between Grant Avenue and Stockton Streets, Lots 1B and 23 in Assessor's Block 271 - **Request for a change of designation pursuant to Planning Code Section 1106:** consideration of adoption of a resolution recommending approval on a proposal to change the designation of the subject properties from Category V (Unrated) to Category I (Significant). The subject properties consist of a two-volume, four-story concrete building constructed in 1923-24 (635-659 Pine Street, Assessor's Block 271, Lot 23) and a one-volume, four-story concrete addition constructed in 1949-50 (625-631 Pine Street, Assessor's Block 271, Lot 1B). They are within a C-3-G (Downtown General Commercial) District and a 65-A Height and Bulk District. Both properties are designated as Category V (Unrated) under Article 11 of the Planning Code, and neither is within a Conservation District.
Preliminary Recommendation: Approval
13. 2006.1215G (A. HESIK: (415) 558-6602)
583-587 HOWARD STREET - south side between First and Second Streets, Lot 99 in Assessor's Block 3736 - **Request for a change of designation pursuant to Planning Code Section 1106:** consideration of adoption of a resolution recommending approval of a proposal to change the designation of the subject property from Category V (Unrated) to Category III (Contributory). The subject property is a three-story, timber-frame commercial building with brick exterior walls constructed in 1912. The subject property is within a C-3-0 (SD) (Downtown Office Special Development) District and a 350-S Height and Bulk District. It is designated as a Category V Building (Unrated) under Article 11 of the Planning Code and is not within a Conservation District.
Preliminary Recommendation: Approval
14. 2006.1343M (M. LI: (415) 558-6396)
1167 MARKET STREET (AKA TRINITY PLAZA) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3702, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for a General Plan amendment** related to a proposal of a mixed-used project containing approximately but no more than 1,900 dwelling units, approximately 91,878 square feet of usable open space, approximately 60,000 square feet of commercial space, and a garage with up to 1,450 parking spaces. The proposed amendment consists of reclassifying the height and bulk districts for the project site as shown on "Map 5 - Proposed Height and Bulk Districts" and referred to in Policy 13.1 of the Downtown Area Plan of the General Plan, from 120-X, 150-S and 240-S to 160-X, 180-X and 240-S. An identical General Plan amendment was recommended by the Planning Commission on August 3, 2006 for action by the Board of Supervisors. Section 340(d) of the Planning Code requires that the Board take action

within ninety days of such a recommendation by the Commission. In order to meet this deadline and not have the General Plan amendment approved by default without the benefit of Board consideration, the Board disapproved this General Plan amendment on November 7, 2006. Consequently, the Commission needs to reconsider the same amendment, establishing an additional 90 days for the Board to deliberate and take action on the amendment. Action by the Commission on the General Plan amendment is required in order for the Board to act on the development agreement previously approved by the Commission.

Preliminary Recommendation: Adopt the resolution

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Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 416
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 1, 2007
10:30 PM
Special Meeting

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President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya,

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	Commission Vice-President:	Christina Olague
	Commissioners:	Michael J. Antonini; Sue M. Lee; William L. Lee; Kathrin Moore; Hisashi Sugaya

- A. (D. ALUMBAUGH: (415) 558-6601/J. SWITZKY: (415) 575-6815)
Informational presentation on the Transbay Terminal Project and the Department's
program for planning and developing zoning and other implementation programs for the
Transbay Terminal District

Adjournment:

CORRECTION

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

**Commission Chambers - Room 416
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 1, 2007
10:30 ~~PM~~ AM
Special Meeting**

DOCUMENTS DEPT.

JAN 30 2007

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01-30-07A10:23 WCVB

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance,

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corrected

conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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10:30 PM _____

ROLL CALL:	Commission President:	Dwight Alexander
	Commission Vice-President:	Christina Olague
	Commissioners:	Michael J. Antonini; Sue M. Lee; William L. Lee; Kathrin Moore; Hisashi Sugaya

- A. (D. ALUMBAUGH: (415) 558-6601/J. SWITZKY: (415) 575-6815)
Informational presentation on the Transbay Terminal Project and the Department's program for planning and developing zoning and other implementation programs for the Transbay Terminal District

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 1, 2007
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

JAN 26 2007

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01-26-07P03:39 RCV'D

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.1210C (M. SNYDER: (415) 575-6891)
5600 THIRD STREET - the block bounded by Third Street on its east, Bancroft Avenue on its south, Mendell Street on its west, and Armstrong Avenue on its north, Lots 003, 005, 006, 007, 008, 009, and 011 of Assessor's Block 5421 - **Informational Presentation** on the design refinements for the proposed project approved under Planned Unit Development / Conditional Use Case No. 2003.1210C. The subject property is within an M-1 (Light Industrial) District and a 65-J Height and Bulk District.
(Continued from Regular Meeting of January 18, 2007)
(Proposed for Continuance to February 8, 2007)
2. 2003.0347E (R. AHMADI: (415)-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Certification of Final Environmental Impact Report. The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, Moderate-Scale Mixed Use Districts (NCT-3). It would also increase height limits in certain areas and reduce height limits in other areas. The proposed zoning and height reclassifications would increase the potential for residential development in the area.
Preliminary Recommendation: Certify the Final Environmental Impact Report.
Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Continued from Regular Meeting of December 14, 2006)
(Proposed for Continuance to February 15, 2007)
3. 2003.0347E (R. AHMADI: 414-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Adoption of CEQA Findings Related to EIR and Potential Project Approval Action. The project includes proposed amendments to the General Plan, Planning Code and Zoning Map. The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would: (1) amend the General Plan, adding a new Area Plan (the Market and Octavia Area Plan) and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation

Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index; and (2) amend the Planning Code and Zoning Map to reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, Moderate-Scale Mixed Use Districts (NCT-3). The project would also increase height limits in certain areas and reduce height limits in other areas, and establish new fees. The proposed zoning and height reclassifications would increase the potential for residential development in the area.

Preliminary Recommendation: Adopt CEQA Findings.

(Continued from Regular Meeting of December 14, 2006)

(Proposed for Continuance to February 15, 2007)

4. 2006.1203C (K. DURANDET: (415) 575-6816)
219 7TH STREET - northeast side between Howard and Folsom Streets; Lot 41 in Assessors Block 3731 - **Request for Conditional Use Authorization** under Planning Code Sections 816.18, and 890.50, to convert a Residential Hotel to Other Institution, Residential Care Facility, within the SLR (Service/ Light Industrial/ Residential Mixed Use District) and the 50-X Height and Bulk District.
(Continued from Regular Meeting of December 7, 2006)
(Proposed for Continuance to February 22, 2007)
- 5a. 2006.0388D (S. MIDDLEBROOK: (415) 558-6372)
365 DOUGLASS STREET - east side between 19th and 20th Streets. Block 2699, Lot 31 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of residential demolitions, under Demolition Permit Application number 2006.02.03.3728. The proposal is to demolish the existing one-story single-family dwelling. The subject property is located in a RH-2 (Residential, Two Units) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Continued from Regular Meeting of November 30, 2006)
(Proposed for Continuance to April 5, 2007)
- 5b. 2006.0389D (S. MIDDLEBROOK: (415) 558-6372)
365 DOUGLASS STREET - east side between 19th and 20th Streets, Block 2599, Lot 031 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction, under Building Permit Application number 2006.02.033732, in conjunction with the demolition of a single family dwelling under case 2006.0388D with Demolition Permit Application number 2006.02.03.3728. The proposal is to construct a new, three-story single-family dwelling. The subject property is located in a RH-2 (Residential, Two Units) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the new construction.
(Continued from Regular Meeting of November 30, 2006)
NOTE: On 11/30/06, following public testimony, the public hearing was closed. The Commission continued this matter to 2/1/07 with instructions to the project sponsor to consider a new design and neighborhood character. The public hearing remains open.
(Proposed for Continuance to April 5, 2007)

6. 2004.0603E (M. JACINTO: (415) 558-5988)
601 DUBOCE AVENUE - Lot 3539, Lot 001 - **Appeal of a Preliminary Mitigated Negative Declaration** for the proposed construction of a four-story medical office building ("MOB") on a 52,000 square foot portion of two surface parking lots on the northeast corner of the California Pacific Medical Center Davies campus in the Duboce Triangle neighborhood. The 50,100 (46,000 as measured by the Planning Code) gross-square-foot MOB would contain offices, a Neuromuscular and Electroencephalogram Clinic, a pharmacy and admitting station for the existing ambulatory surgery department in the CPMC Hospital North Tower. Patient drop-off would be located adjacent the MOB's third floor, accessible via the existing Duboce Avenue service drive. The MOB would include two pedestrian entries: a southern entrance along Noe Street and a northern entrance located along Duboce Avenue across from the N-Judah MUNI stop. The project would result in removal of 75 onsite surface parking spaces; no new off-street parking spaces would be constructed as part of the project. Pedestrian and streetscape improvements, including a public plaza, landscaping and sidewalk widening along Noe Street would be undertaken as part of the project. The project site is in the RH-3 (Residential House, Three Family) Zoning District and the 65-D Height and Bulk District, and would require Conditional Use authorization for expansion of an institutional use in an RH-3 Zoning District, an amendment CPMC's Planned Unit Development, permits from the Department of Public Works for tree removal and new landscaping, as well as building permits from the Department of Building Inspection.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of December 14, 2006)
(Proposed for Continuance to April 12, 2007)
7. 2004.0603C (T. TAM (415) 558-6325)
601 DUBOCE AVENUE - southwest corner of Duboce Avenue and Noe Street; Lot 1 in Assessor's Block 3539 - **Request for a Conditional Use Authorization** for a Planned Unit Development pursuant to Planning Code Sections 303(c) and 304 to amend a previously approved CU/PUD authorization (Case No. 1987.847C, Motion No. M13255) and develop a new four-story, 46,000 gross-square-foot (gsf) clinic / medical office building (as measured by the Planning Code; 50,100 gsf without area reductions allowed by Sec. 102.9). The new building would contain a Neuromuscular and Electroencephalogram Clinic, offices, a pharmacy and an admitting station for the existing ambulatory surgery department in the CPMC Hospital North Tower. As a Planned Unit Development, the project is seeking modifications to Planning Code requirements for rear yard and independently accessible parking. The property is in an RH-3 (Residential, House, Three-Family) District and a 65-D Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to April 12, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

11. 2006.0798C (A. STARR: (415) 558-6362)
1723 UNION STREET - south side between Octavia and Gough Streets; Lot 001B, in Assessor's Block 0544 - **Request for Conditional Use authorization** under Planning Code Sections 121.1, 303, 725.21 and 725.27 to allow a personal service use with a use size greater than 2,499 sq. ft., and to allow the proposed use to operate before 6:00 a.m. in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The project consists of establishing an approximately 11,300 sq. ft. gym (d.b.a. Crunch) in a space that was previously occupied by a retail-clothing store (d.b.a. Georgiou). No expansion in the building envelope is proposed, although the proposal will increase the existing floor area from 10,157 sq. ft. to approximately 11,300 sq. ft. through interior alterations. No onsite parking is proposed or required. The proposed business hours are Monday thru Thursday, 5:30 a.m. to 10:00 p.m.; Friday, 5:30 a.m. to 8:00 p.m.; Saturday and Sunday, 8:00 a.m. to 8:00 p.m.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of October 5, 2006)
NOTE: On October 5, 2006, following public testimony the Commission closed public hearing and entertained a motion to approve. The motion failed by a vote of +3 –2. Commissioners Moore and Sugaya voted no and Commissioner Alexander was absent. The item was continued to November 16, 2006 by a vote +4 –1. Commissioner Sugaya voted no. Commissioner Alexander was absent.
NOTE: On November 30, 2006, the Commission passed a motion of intent to disapprove (+4 –2) Antonini and S. Lee voted against and W. Lee absent. Final language on 2/1/07.
(Continued from Regular Meeting of November 30, 2006)

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or

staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

12. 2006.1090C (E. JACKSON: (415) 558-6363)
120 LATHROP AVENUE - south side, between Tunnel and Wheeler Avenues, Lot 001 in Assessor's Block 5090 - **Request for Conditional Use Authorization** for a Planned Unit Development (PUD) pursuant to Planning Code Section 304 to amend a previously approved CU/PUD authorization (Case No. 1995.183C, Motion No. 13951) to demolish an existing 1,815 square foot classroom building and construct a new 4,300 square foot multi-purpose building at the rear of the lot within an RH-1 (Residential, House, Single-Family) District with a 40-X Height and Bulk designation. The site is currently occupied by the Korean First Presbyterian Church. Exceptions are requested from rear yard and off-street parking as mandated by the Planning Code.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of January 18, 2007)

H. REGULAR CALENDAR

13. 2006.0897D (A. STARR: (415) 558-6362)
3300 CLAY STREET - at the southeast corner of Clay Street and Presidio Avenue, Lot 003 in Assessor's Block 0997- **Request for Discretionary Review** of Building Permit Application No. 2006.02.27.5519 proposing to remove the ground floor storage area of a six-unit residential building, excavate a portion of the ground floor, and install a 6-car garage with a 10' wide garage door on Presidio Avenue. The existing building is a four-story, six-unit building in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of December 14, 2006)
14. 2006.1418D (A. STARR: (415) 558-6362)
75 PIERCE STREET - west side between Waller Street and Duboce Park; Lot 003 in Assessor's Block 0864 - **Request for Discretionary Review** of Building Permit Application No. 2006.08.31.1141 proposing to add two dormers- 10' wide, 12' deep, and 8' tall- on each side of the roof set back 21' from the front façade, demolish the last 10' of the second floor and replace it with an addition that extends 15.5' into the rear yard and is 13.5' wide on a four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation- Do not take Discretionary Review and approve the project as proposed.
15. 2006.1415D (G. CABREROS: (415) 558-6169)
2721 PIERCE STREET - west side between Green and Vallejo Streets, Lot 006 in Assessor's Block 0560 - **Request for Discretionary Review** of Building Permit Application No. 2006.07.03.5586 proposing to remove an existing sun porch at the rear of the building and to construct a two-story rear addition with basement measuring approximately 19 feet deep by 12 feet wide. The existing building is a single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
16. 2006.1489D (M. WOODS: (415) 558-6315)
104-106 9TH AVENUE - east side between Lake and California Streets; Lot 044 in Assessor's Block 1368 - **Mandatory Discretionary Review**, under the Planning

Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2006.10.26.6075S, proposing to reconfigure the existing two-unit building to a single-family configuration with a new small auxiliary unit at the garage level in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed reconfiguration of units.

17. 2006.1147D (C. JAROSLAWSKY: (415) 558-6348)
67 MADRONE AVENUE - east side between Taraval and Ulloa Streets; Lot 033 in Assessor's Block 2919A - **Request for Discretionary Review** of Building Permit Application No. 2006.10.06.4439, to extend the rear two levels, approximately 15 feet into the rear yard and add a partial third level onto a single-family dwelling, one story over garage structure in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as the project as proposed.
18. 2006.0665DDDDDDDDDD (M. SMITH: (415) 558-6322)
652 DUNCAN STREET - north side between Diamond and Newburg Streets, Lot 002J in Assessor's Block 6589 - **Requests for Discretionary Review** of Building Permit Application No. 2005.12.23.0995, proposing to construct a partial one-story vertical addition and a rear horizontal addition on a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 8, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT

FEB - 2 2007

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President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions

- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0439D (C. JAROSLAWSKY (415) 558-6348)
1180 MUNICH STREET - north side between Cordova and Naples Streets; Lot 031 in Assessor's Block 6448 - **Request for Discretionary Review** of Building Permit Application No. 2005.12.29.1222, to extend the rear at two-levels (600 square feet) of a single-family structure and correct a Notice of Violation for an illegal rear shed, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as proposed.
(Proposed for Continuance to February 15, 2007)
2. 2006.1284ET (C. NIKITAS: (415) 558-6306)
CONDITIONAL USE FOR DEMOLITION OF DWELLING UNITS - a **proposed ordinance amending the Planning Code**, introduced by Supervisor Sophie Maxwell under Board File 061371, adding Section 317, prohibiting the demolition of residential units unless Conditional Use authorization is granted for the replacement building, making environmental findings and findings of consistency with the priority policies of planning code section 101.1 and the general plan.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of January 11, 2007)
(Proposed for Continuance to February 22, 2007)
3. 2006.1464CX (A. HESIK: (415) 558-6602)
46-54 GEARY STREET - north side between Kearny Street and Grant Avenue, Lot 024 in Assessor's Block 0310 - Section 309 review to determine consistency with Appendix E to Article 11 of the Planning Code and **Request for Conditional Use Authorization** pursuant to Planning Code Section 212 to eliminate six congregate dwelling units formerly occupied by a convent in order to convert the second floor of the three-story building to retail use. No physical expansion of the building is proposed, although the facades of the building will be altered. The site is within the C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District.
Preliminary Recommendation:
(Proposed for Continuance to February 22, 2007)
- 4a. 2006.0741C (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay and Washington Streets; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization** pursuant to Sections 209.7 and 303 of the Planning Code to establish an off-street parking facility (temporary) within an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District. The surface parking lot will provide approximately 33 parking spaces. A companion case (Case

2006.1414C) will seek to authorize the conversion of a defunct gas station (Shell). The subject case will address land use violations on the property.

Preliminary Recommendation: Approval with conditions

(Proposed for Continuance to April 5, 2007)

- 4b. 2006.1414C (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay and Washington Streets; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization** pursuant to Sections 228.2, 228.3 and 303 of the Planning Code to convert the property's use from a gas station (Shell) within an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District, and an 80-D Height and Bulk District. The gas station ceased operation in approximately October of 2004. The subject case will address land use violations on the property. A companion case (Case 2006.0741C) will seek to establish an off-street parking facility (temporary).
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to April 5, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Consideration of Adoption:
- Draft Minutes of Regular Meeting of October 12, 2006
6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.
7. The Commission will meet to discuss whether or not they will schedule a special meeting on Thursday, March 29, 2007.

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

10. 2006.1008C (K. CONNER: (415) 575-6914)
1515 19TH AVENUE - west side, between Kirkham & Lawton Streets, Lot 4 on Assessor's Block 1865 - **Request for Conditional Use Authorization** under Planning Code Section 209.6(b) to install six cellular panel antennas flush mounted on the roof-top of an existing building occupied by a telephone switching facility as part of a wireless transmission network operated by Verizon Wireless. The subject property is located within the RH-2 (Residential, House, Two-Family) District and in a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the site is a Preferred Location Preference 1 site as it is a public-use building.
Preliminary Recommendation: Approval with conditions

E. REGULAR CALENDAR

11. 2003.1210C (M. SNYDER: (415) 575-6891)
5600 THIRD STREET - the block bounded by Third Street on its east, Bancroft Avenue on its south, Mendell Street on its west, and Armstrong Avenue on its north, Lots 003, 005, 006, 007, 008, 009, and 011 of Assessor's Block 5421 - **Informational Presentation** on the design refinements for the proposed project approved under Planned Unit Development / Conditional Use Case No. 2003.1210C. The subject property is within an M-1 (Light Industrial) District and a 65-J Height and Bulk District.
(Continued from Regular Meeting of February 1, 2007)
12. (A. JOHN-BAPTISTE: (415) 558-6547)
PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2007-2008 - **Informational presentation on the Planning Department's Proposed Work Program and Budget for Fiscal Year 2007-2008.**
13. 2006.1404T (E. FORBES: (415) 558-6417)
PLANNING DEPARTMENT FEE AMENDMENTS [FILE NO. 06-1535] - The Planning Commission will meet to consider amendments that include reductions to select group of fees and clarifications to the public notice fee requirement.
Preliminary Recommendation: Approval
14. 2007.0048D (R. CRAWFORD: (415) 558-6358)
1636 DIAMOND STREET - west side between 28th and 29th Streets. Assessor's Block 7520, Lot 006 - **Request for Discretionary Review** of Building Permit Application No. 2006 0814 9384, the proposal is to construct a new 4-story single-family dwelling on the property. The existing dwelling will be demolished on the order of the Department of Building Inspection because of unsafe conditions in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk district.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.

15. 2006.1518D (R. CRAWFORD: (415) 558-6358)
361 MONCADA WAY - south side between Junipero Serra Boulevard and Paloma Avenue. Assessor's Block 6904, Lot 019 - **Request for Discretionary Review** of Building Permit Application No. 2006 1030 6243, construct a one-story addition to the rear and a new third story to the existing two-story dwelling. The proposal would also eliminate an illegal dwelling unit on the ground floor and restore the building to single family use in an RH-1 (D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk district.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
16. 2006.1528D (A. HESIK: (415) 558-6602)
2012-2014 POWELL STREET - east side between Lombard and Chestnut Streets; Lot 018B in Assessor's Block 0063 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.02.23.5322. The subject property is a two-story-over-garage building with two legal dwelling units. Although there will be no net reduction in the number of dwelling units on the property, the Planning Department has determined that the proposal is a *de facto* dwelling unit merger because the utility of the existing first-floor unit will be significantly reduced in order to accommodate the expansion of the second-floor unit. The subject property is within an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval
17. 2006.1267C (B. FU: (415) 558-6613)
3269 MISSION STREET - east side, between Fair and Virginia Avenues, Lot 039 in Assessor's Block 5615 - **Request for Conditional Use Authorization** under Planning Code Sections 161(j) and 303 to allow a reduction in the off-street parking requirement for dwelling units for the construction of a new residential/commercial mixed-use building within a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 40-X Height and Bulk designation.
Preliminary Recommendation:
18. 2006.1282T (T. TAM: (415) 558-6325)
CONSIDERATION OF AMENDMENTS TO THE PLANNING CODE (Sections 316.2, 316.3, 316.4, 316.5, 316.7, and 316.8) **to change procedures for Planning Commission consent calendar items in the Neighborhood Commercial and South of Market districts and for live-work units in RH and RM districts.**
Preliminary Recommendation: Forward the proposed ordinance to the Board of Supervisors and recommends that Board of Supervisors adopts the amendment contained in the ordinance approved as to form by the City Attorney.
19. 2006.1080C (T. FRYE: (415) 575-6822)
1029 NATOMA STREET - between 11th Street and Lafayette Street, Block 055 in Assessor's Block 3511 - **Request for Conditional Use Authorization** to allow the demolition of the existing single residential unit pursuant to Sections 803.5(b) and 816.13 of the Planning Code. The subject property is within an SLR (Service/Light Industrial/Residential) Zoning District, the Western SOMA Special Use District, and a 50-X Height and Bulk District. The proposal is to demolish the single residential unit and construct a new 50-foot structure that would include four units and four off-street parking spaces.
Preliminary Recommendation: Approval with conditions
20. 2006.1218C (J. IONIN: (415) 558-6309)

690 STANYAN STREET (A.K.A. 1878 HAIGHT STREET) - northeast corner of Stanyan and Haight Streets, Lot 006 in Assessor's Block 1228 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 719.56 to establish a temporary parking facility on an open lot. The proposal is to establish a public parking lot on a parcel formerly occupied by the Cala Foods parking lot. The lot would provide a total of 42 parking spaces (two handicap spaces and 40 standard spaces). The subject property is within the Haight Street Neighborhood Commercial District, the Haight Alcoholic Beverage Special Use Subdistrict, and a 50-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

21. 2006.1516C (J. IONIN: (415) 558-6309)
1881 POST STREET - southeast corner of Fillmore and Post Streets, Lots 001 and 002 in Assessor's Block 0701 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 186.2(a) to convert an existing food concession to a restaurant and bar on the third level of an existing multi-screen movie theater (the Sundance Kabuki Cinema, formerly known as the Kabuki Cinema). The subject property is within an NC-3 (Neighborhood Commercial, Moderate Scale) District, the Japantown Special Use District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
22. 2006.1403T (J. IONIN: (415) 558-6309)
CONSIDERATION OF AMENDMENTS TO THE PLANNING CODE (Section 306) and Administrative Code (Sections 2A.53 and 31.04) **to repeal provisions that is void by their own terms and concern an alternative review process if the Planning Commission were unable to meet because a majority of its members has not been nominated, approved and sworn in to office.**
Preliminary Recommendation: Review the proposed ordinance and allow the recommendation period to expire with no formal recommendation to the board of supervisors. Informational item only, no action required.
23. (J. IONIN: (415) 558-6309)
WTS GUIDELINES - Informational Presentation on the current status of the W.T.S. Guidelines: a brief history; preference location summary; accessory use determinations; and an overview of the supplemental guidelines adopted in 2003.
(Continued from Regular Meeting of December 14, 2006)
24. (M. LI: (415) 558-6396)
ANALYSIS OF GROUND-LEVEL WIND CURRENTS - Informational presentation on the analysis of ground-level wind currents required under the California Environmental Quality Act (CEQA) and the Planning Code, including a brief history, current/emerging methodologies, and recommendations for potential short-term and long-term changes to the review process.

7:00 P.M.

25. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395)
MARKET AND OCTAVIA PLAN AMENDMENTS - The Planning Commission will hold a series of public hearings beginning on or after October 26, 2006, to consider Case No. 2003.0347EMTZ, adopting a Motion to certify the Final Environmental Impact Report and adopt CEQA Findings and consider Resolutions to adopt amendments to the San Francisco General Plan, Planning Code and Zoning Map related to the Market and Octavia Neighborhood Plan. A series of public hearings took place on October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, Nov. 16, 2006,; a hearing scheduled for Dec. 7, 2006 was continued to January 11, 2007. The Commission has and will consider and receive

public comment on specific aspects of the Plan and proposed amendments at each hearing.

The series of hearings was originally scheduled to culminate in a hearing to consider adoption actions on or after December 7th, 2006. As the Nov. 16th hearing was cancelled, the Commission held hearing number four on Dec. 7, 2006; hearing number five, scheduled for December 14, 2006 was continued to January 11, 2007. The Commission scheduled additional hearings on February 8, 2007 and February 15, 2007, with adoption actions now scheduled on or after February 15, 2007.

At the hearings, the Planning Commission will consider a rezoning and public improvements program to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>.

Draft Schedule for Planning Commission Hearing

This calendar gives notice that the Planning Commission will be hearing the following aspects of the Market & Octavia Plan on or after December 14, 2006. Be advised that due to the nature of the public hearings, the Commission may continue any particular hearing item and/or may not hear all items at the hearing. To confirm the final Commission Hearing schedule, on the week of the hearing please visit: http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616.

Hearing # 6 – February 8, 2007

At this hearing, the Planning Commission may consider the following aspects of the Plan:

- Follow-Up on various Comments and Questions (continuation)
- Addenda to proposed amendment of the General Plan, Planning Code and Zoning Map, in response to public comment and Planning Commission testimony received at public hearings
- The addenda include procedures for review of projects proposed within the Market and Octavia Plan area until an historic resources survey is completed and the results of the survey are incorporated into the Market and Octavia Plan and implementing instruments.

For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>. In addition to providing information about the proposed General Plan, Planning Code and Zoning Map amendments, staff will also provide follow-up information on issues discussed at earlier hearings.

Plan Area

The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of

Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91).

Specifically, the Commission will consider the following items and may take action on or after February 15, 2007.

- Case 2003.0347M - a proposed General Plan amendment that would add a new area plan, the Market and Octavia Area Plan, and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index;
- Case 2003.0347T - a proposed Planning Code text amendment that would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees;
- Case 2003.0347Z - a proposed Zoning Map amendment that would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan. The proposed changes are described in greater detail in Case 2003.0347T (above).
- Case No. 2003.0347U Establishing interim procedures for Planning Department use for review of projects proposed within the Market and Octavia Plan area to protect potential historic buildings and potential eligible historic district or districts until an historic resources survey (Survey) is completed and the results of the Survey are incorporated into the Market and Octavia Plan and implementing instruments.

Together, these Commission actions are intended to implement the Market and Octavia Plan. In addition, an historic survey is currently being done of the project area; property owners considering constructing or altering a building in this area should consult with Planning Department staff to determine the historic resource status of their property. Property owners and interested parties are advised that height limits and other controls do not provide unqualified rights to development, but rather, proscribe the maximum potential building envelope that may be permitted; proposed buildings may not reach the maximum permitted building height/envelope. The Commission may also consider establishing interim procedures to guide the review of plans to construct new structures and alter existing structures to protect potentially eligible historic resources in the Plan Area prior to conclusion of an historic resources survey.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco, CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near16th & Market Sts.)). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>.

As part of Case No. 2003.0347T, the proposed Planning Code text amendment would revise Planning Code controls, including controls for land use, height and bulk, building

design, loading, parking and establish new fees. The proposed amendments are described more fully below:

Establishment of Three Zoning Districts in the Plan Area

The Transit-Oriented Residential Use District (RTO) will replace most of the RH and RM districts zoning north and south of the Market Street corridor, extending north to Turk Street, west to Noe and Scott Streets, and South to Sixteenth Street. The proposed RTO district will encourage moderate-density, multi-family, and residential infill. Because of the availability of transit service, proximity of retail and services within walking distance, and limitation on permitted parking the RTO permits the construction of some housing without accessory parking. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing within buildings in keeping with neighborhood scale. Proposed heights in Residential Transit Oriented (RTO) Districts and RH districts primarily remain 40 and 50 feet as currently classified; in some RTO areas, permitted heights will change from 50, 80 and 105 feet to 40 and 50 feet.

A Neighborhood Commercial Transit District (NCT) will overlay the Hayes-Gough Neighborhood Commercial District and portions of the Upper Market and Valencia Neighborhood Commercial Districts within the Market and Octavia neighborhood. In named NCT and NC-1 (T) districts, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls. They include current Neighborhood Commercial Districts (Hayes-Gough, portions of the Upper Market, Valencia) and several parcels currently zoned NC-1.

The Van Ness and Market Downtown Residential Special Use District (VNMDR-SUD) will permit the development of a transit-oriented, high-density, mixed-use neighborhood around the intersections of Van Ness Avenue and Market Street and South Van Ness Avenue and Mission Street. This SUD will overlay existing C-3-G districts and existing C-M districts will be rezoned to C-3-G with this new VNMDR-SUD. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing in buildings with mixed-used podiums and some residential towers at two key intersections: Market Street and Van Ness Avenue and Mission Street and South Van Ness Avenue. Proposed heights in the Van Ness and Market Downtown Residential Use District (VNMDR-SUD) will change from 120, 130, 150, 160, 200 and 320 feet to 85, 120, 200, 320 and 400 feet; towers will be permitted over a podium of 85 or 120 feet; the highest towers will be permitted in the vicinity of the Market Street/Van Ness Avenue intersections.

In the Transit-Oriented Neighborhood Commercial Use Districts (NCT), height districts will change from 50, 80 and 105 feet to primarily 55, 65 and 85 feet; these districts will be located in SoMa West and along Market Street. The NCT district will largely replace C-M and NC-3 districts. In the NCT district, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls in place in the NC-3 district. Some heights on some parcels near Brady Street will change from 105 and 60 feet to 40 feet and 85 feet on parcels surrounding a proposed public open space.

Establishment of New Fees in the Plan Area

In order to fund the community improvements identified in the Plan, the Program document proposes to establish a Development Impact Fee, requiring the growth that generates the demand for additional infrastructure and services to provide some of the

revenue required to fund the improvements. The proposal establishes a development impact fee on new residential and commercial development in the Plan Area. The fee proposal is \$10.00 per square foot of residential development, and \$4.00 per square foot of commercial development.

To encourage the provision of necessary and desirable public infrastructure improvements and also in order to mitigate the impacts of this increased localized density, the Department has established the Van Ness and Market Neighborhood Infrastructure Fund. Developers may provide in-kind public improvements (such as open space or streetscape improvements) or proportional in-lieu contributions to this fund that will allow the city to develop these facilities. The Department estimates that no more than 6 potential development sites would benefit from participating in the program. The Department has set the value of the additional FAR at par with the current market value of historic TDR credits (\$15 per square foot).

Preliminary Recommendation: Adopt the following:

- Draft Motion to Certify the EIR and adopt CEQA Findings (Case 2003.0347EE)
- Draft Resolution to amend the General Plan (Case 2003.0347M) Draft Resolution to amend the Planning Code (Case 2003.0347T)

Draft Resolution to establish interim procedures to protect potential historic landmarks and historic districts within the Market and Octavia Plan Area (Case 2003.0347U)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 408
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 15, 2007
12:00 PM

DOCUMENTS DEPT.

FEB 13 2007

SAN FRANCISCO
PUBLIC LIBRARY

02-15-07P12:05 PCVD

President: Dwight Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (*67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*). For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1680 Mission St., 5th floor reception.

12:00 PM _____

ROLL CALL: Commission President: Dwight Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to review resumes of candidates for the position of Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, February 15, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

FEB 12 2007

SAN FRANCISCO
PUBLIC LIBRARY

02-12-07 10:42 AM

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

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- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0949DDDDDD (M. SMITH: (415) 558-6322)
376 EUREKA STREET - west side between 20th and 21st Streets, Lot 017 in Assessor's Block 2749 - **Request for Discretionary Review** of Building Permit Application No. 2005.08.30.1650, proposing to raise the building two-feet to construct a ground floor garage, add dormers, and construct a two-story horizontal addition at the rear, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
(Continued from Regular Meeting of January 25, 2007)
(Proposed for Continuance to March 1, 2007)
2. 2005.0351E (V. WISE: (415) 558-5955)
700 VALENCIA STREET - Lot 001 of Assessor's Block 3588, bounded by Valencia, 19th, Lapidge and 18th Streets - **Appeal of Preliminary Mitigated Negative Declaration**. The proposed project would include demolition of an existing building and construction of a five-story, 50-foot-tall mixed-use building totaling approximately 22,662 square feet. The building would include nine dwelling units, nine parking spaces and one commercial unit. Vehicular access to the garage would be via 18th Street. Access to the commercial unit would be at the corner of Valencia and 18th Street and along Valencia Street. The project site in the Valencia Neighborhood Commercial zoning district and is within a 50-X height and bulk district. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for continuance to April 19, 2007)
3. 2003.0347E (R. AHMADI: (415)-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - **Certification of Final Environmental Impact Report** - The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, and Moderate-Scale Mixed Use Districts (NCT-3). It would also increase height limits in certain areas and reduce height limits in other areas. The proposed zoning and height reclassifications would increase the potential for residential development in the area.
Preliminary Recommendation: Certify the Final Environmental Impact Report.
Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs.

Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

(Continued from Regular Meeting of February 1, 2006)

(Proposed for Continuance to March 1, 2007)

4. 2003.0347E (R. AHMADI: 414-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Adoption of CEQA Findings Related to EIR and Potential Project Approval Action - The project includes proposed amendments to the General Plan, Planning Code and Zoning Map. The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would: (1) amend the General Plan, adding a new Area Plan (the Market and Octavia Area Plan) and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index; and (2) amend the Planning Code and Zoning Map to reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, Moderate-Scale Mixed Use Districts (NCT-3). The project would also increase height limits in certain areas and reduce height limits in other areas, and establish new fees. The proposed zoning and height reclassifications would increase the potential for residential development in the area.
Preliminary Recommendation: Adopt CEQA Findings.
(Continued from Regular Meeting of February 1, 2006)
(Proposed for Continuance to March 1, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 8a. 2005.0573D (M. SMITH: (415) 558-6322)
678 28TH STREET - south side between Diamond and Douglass Streets, Lot 013 in Assessor's Block 6605 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2005.07.06.6950, proposing to demolish a one-story over garage, single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
- 8b. 2006.0923D (M. SMITH: (415) 558-6322)
678 28TH STREET - south side between Diamond and Douglass Streets, Lot 013 in Assessor's Block 6605 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of a new residential building in association with residential demolition, of Building Permit Application No. 2005.07.06.6952, proposing to construct a two-story over garage, single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
- 9a. 2006.0786D (M. SMITH: (415) 558-6322)
443 MADRID STREET - east side between Brazil and Persia Avenues, Lot 029 in Assessor's Block 6079 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2004.05.17.4118, proposing to demolish a one-story, single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
- 9b. 2006.0923D (M. SMITH: (415) 558-6322)
443 MADRID STREET - east side between Brazil and Persia Avenues, Lot 029 in Assessor's Block 6079 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of a new residential building in association with residential demolition, of Building Permit Application No. 2004.05.17.4123, proposing to construct a two-story over garage, single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
10. 2006.1286D (A. STARR: (415) 558-6362)
2364-2366 FULTON STREET - north side, between Willard and Parsons Streets, Lot 008 in Assessor's Block 1169 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.10.10.4589 proposing to legalize a dwelling unit merger that was done in 1998 without permits in an RH-3 (Residential House, Three-Family) District and

40-X Height and Bulk District. The merger will reduce the number of legal dwelling units from three to two.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

F. REGULAR CALENDAR

11. (A. JOHN-BAPTISTE: (415) 558-6547)
PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2007-2008 - Informational presentation on the Planning Department's Proposed Work Program and Budget for Fiscal Year 2007-2008.
(Continued from Regular Meeting of February 8, 2007)
- 12a. 2006.1536B (M. GLUECKERT: (415) 558-6543)
1515 THIRD STREET, AKA MISSION BAY SOUTH, BLOCK 27, PARCEL 1; AKA LOT 012 IN ASSESSORS BLOCK 8721 - application for design review and office allocation pursuant to Planning Code Section 321 *et seq.* to construct a new six-story building, approx. 216,491 gsf, with a total office space allocation of 202,893 sf. The building is approx. 89' in height and will provide approx. 12,169 sf of ground floor retail space. Parking will be provided on-site on Block 27, Parcels 2 and 3. The site is located in a Mission Bay Commercial-Industrial Zoning District and an HZ-5 Height District.
Preliminary Recommendation: Approve with conditions
- 12b. 2006.1509B (M. GLUECKERT: (415) 558-6543)
1455 THIRD STREET AND 455 MISSION BAY BLVD. SOUTH, AKA MISSION BAY SOUTH, BLOCK 26, PARCELS 1-3; AKA LOT 012 IN ASSESSORS BLOCK 8721 - application for design review and office allocation pursuant to Planning Code Section 321 *et seq.* to construct three new buildings, with a total of approx. 380,999 gsf, and a total office space allocation of 373,487 sf. Building 1 is approx. 159' in height. Buildings 2 and 3 are approx. 90' in height. Ground floor retail space will be provided in Buildings 1 and 2. Parking will be provided off-site on Block 27. The site is located in a Mission Bay Commercial-Industrial Zoning District and an HZ-5 Height District.
Preliminary Recommendation: Approve with conditions
13. 2006.1408C (S. VELLVE: (415) 558-6263)
2308 CLEMENT STREET - north side between 24th and 25th Avenues; Lot 019 in Assessor's Block 1409 - **Request for Conditional Use Authorization** pursuant to Sections 186.2, 717.53 and 303 of the Planning Code to convert a two-story commercial building from a Massage Establishment to a Business/Professional Office use within the Outer Clement Neighborhood Commercial District, 40-X Height and Bulk District. Section 186.2 of the Planning Code requires Conditional Use Authorization to enable one use to occupy both floors of the existing two-story building.
Preliminary Recommendation: Approve with conditions
14. 2006.1272D (M. SMITH: (415) 558-6322)
3925-27 20TH STREET - south side between Church and Sanchez Streets, Lot 067 in Assessor's Block 3605 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2006.09.21.2966, proposing to merge two dwelling units into a single dwelling unit, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove the Merger

5:30 pm

15. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395)
Draft Schedule for Planning Commission Hearing

This calendar gives notice that the Planning Commission will be hearing the following aspects of the Market & Octavia Plan on or after December 14, 2006. Be advised that due to the nature of the public hearings, the Commission may continue any particular hearing item and/or may not hear all items at the hearing. To confirm the final Commission Hearing schedule, on the week of the hearing please visit: http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616.

Hearing # 7 – February 15, 2007

At this hearing, the Planning Commission may consider the following aspects of the Plan:

- **Staff follow-up on various Commissioner comments and questions (continuation)**
- **Commission's direction and finalization of adoption packet of amendments to the General Plan, Planning Code and Zoning Map for Commission Action on March 1st, 2007.**

MARKET AND OCTAVIA PLAN AMENDMENTS - The Planning Commission will hold a series of public hearings beginning on or after October 26, 2006, to consider Case No. 2003.0347EMTZ, adopting a Motion to certify the Final Environmental Impact Report and adopt CEQA Findings and consider Resolutions to adopt amendments to the San Francisco General Plan, Planning Code and Zoning Map related to the Market and Octavia Neighborhood Plan. A series of public hearings took place on October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, Nov. 16, 2006,; a hearing scheduled for Dec. 7, 2006 was continued to January 11, 2007. The Commission has and will consider and receive public comment on specific aspects of the Plan and proposed amendments at each hearing.

The series of hearings was originally scheduled to culminate in a hearing to consider adoption actions on or after December 7, 2006. As the Nov. 16th hearing was cancelled, the Commission held hearing number four on Dec. 7, 2006; hearing number five, scheduled for December 14, 2006 was continued to January 11, 2007. The Commission scheduled additional hearings on February 8, 2007 and February 15, 2007, with adoption actions on or after March 1, 2007.

At the hearings, the Planning Commission will consider a rezoning and public improvements program to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>.

For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>. In addition to providing information about the proposed General Plan, Planning Code and Zoning Map amendments, staff will also provide follow-up information on issues discussed at earlier hearings.

Plan Area

The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along

the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91).

Specifically, the Commission will consider the following items and may take action on or after March 1, 2007.

- **Case 2003.0347M** - a proposed General Plan amendment that would add a new area plan, the Market and Octavia Area Plan, and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index;
- **Case 2003.0347T** - a proposed Planning Code text amendment that would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees;
- **Case 2003.0347Z** - a proposed Zoning Map amendment that would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan. The proposed changes are described in greater detail in Case 2003.0347T (above).
- **Case No. 2003.0347U** - Establishing interim procedures for Planning Department use for review of projects proposed within the Market and Octavia Plan area to protect potential historic buildings and potential eligible historic district or districts until an historic resources survey (Survey) is completed and the results of the Survey are incorporated into the Market and Octavia Plan and implementing instruments.

Together, these Commission actions are intended to implement the Market and Octavia Plan. In addition, an historic survey is currently being done of the project area; property owners considering constructing or altering a building in this area should consult with Planning Department staff to determine the historic resource status of their property. Property owners and interested parties are advised that height limits and other controls do not provide unqualified rights to development, but rather, proscribe the maximum potential building envelope that may be permitted; proposed buildings may not reach the maximum permitted building height/envelope. The Commission may also consider establishing interim procedures to guide the review of plans to construct new structures and alter existing structures to protect potentially eligible historic resources in the Plan Area prior to conclusion of an historic resources survey.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco,

CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near 16th & Market Sts.). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>.

As part of Case No. 2003.0347T, the proposed Planning Code text amendment would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees. The proposed amendments are described more fully below:

Establishment of Three Zoning Districts in the Plan Area

The Transit-Oriented Residential Use District (RTO) will replace most of the RH and RM districts zoning north and south of the Market Street corridor, extending north to Turk Street, west to Noe and Scott Streets, and South to Sixteenth Street. The proposed RTO district will encourage moderate-density, multi-family, and residential infill. Because of the availability of transit service, proximity of retail and services within walking distance, and limitation on permitted parking the RTO permits the construction of some housing without accessory parking. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing within buildings in keeping with neighborhood scale. Proposed heights in Residential Transit Oriented (RTO) Districts and RH districts primarily remain 40 and 50 feet as currently classified; in some RTO areas, permitted heights will change from 50, 80 and 105 feet to 40 and 50 feet.

A Neighborhood Commercial Transit District (NCT) will overlay the Hayes-Gough Neighborhood Commercial District and portions of the Upper Market and Valencia Neighborhood Commercial Districts within the Market and Octavia neighborhood. In named NCT and NC-1 (T) districts, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls. They include current Neighborhood Commercial Districts (Hayes-Gough, portions of the Upper Market, Valencia) and several parcels currently zoned NC-1.

The Van Ness and Market Downtown Residential Special Use District (VNMDR-SUD) will permit the development of a transit-oriented, high-density, mixed-use neighborhood around the intersections of Van Ness Avenue and Market Street and South Van Ness Avenue and Mission Street. This SUD will overlay existing C-3-G districts and existing C-M districts will be rezoned to C-3-G with this new VNMDR-SUD. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing in buildings with mixed-used podiums and some residential towers at two key intersections: Market Street and Van Ness Avenue and Mission Street and South Van Ness Avenue. Proposed heights in the Van Ness and Market Downtown Residential Use District (VNMDR-SUD) will change from 120, 130, 150, 160, 200 and 320 feet to 85, 120, 200, 320 and 400 feet; towers will be permitted over a podium of 85 or 120 feet; the highest towers will be permitted in the vicinity of the Market Street/Van Ness Avenue intersections.

In the Transit-Oriented Neighborhood Commercial Use Districts (NCT), height districts will change from 50, 80 and 105 feet to primarily 55, 65 and 85 feet; these districts will be located in SoMa West and along Market Street. The NCT district will largely replace C-M and NC-3 districts. In the NCT district, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls in place in the NC-3 district. Some heights on some parcels near Brady Street will change from 105 and 60 feet to 40 feet and 85 feet on parcels surrounding a proposed public open space.

Establishment of New Fees in the Plan Area

In order to fund the community improvements identified in the Plan, the Program document proposes to establish a Development Impact Fee, requiring the growth that generates the demand for additional infrastructure and services to provide some of the revenue required to fund the improvements. The proposal establishes a development impact fee on new residential and commercial development in the Plan Area. The fee proposal is \$10.00 per square foot of residential development, and \$4.00 per square foot of commercial development.

To encourage the provision of necessary and desirable public infrastructure improvements and also in order to mitigate the impacts of this increased localized density, the Department has established the Van Ness and Market Neighborhood Infrastructure Fund. Developers may provide in-kind public improvements (such as open space or streetscape improvements) or proportional in-lieu contributions to this fund that will allow the city to develop these facilities. The Department estimates that no more than 6 potential development sites would benefit from participating in the program. The Department has set the value of the additional FAR at par with the current market value of historic TDR credits (\$15 per square foot).

Preliminary Recommendation: Adopt the following:

- Draft Motion to Certify the EIR and adopt CEQA Findings (Case 2003.0347EE)
- Draft Resolution to amend the General Plan (Case 2003.0347M); Draft Resolution to amend the Planning Code (Case 2003.0347T)
- Draft Resolution to establish interim procedures to protect potential historic landmarks and historic districts within the Market and Octavia Plan Area (Case 2003.0347U)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 22, 2007
1:30 PM

DOCUMENTS DEPT.

FEB 16 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight Alexander
Vice-President: Christina Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings). For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL:	Commission President:	Dwight Alexander
	Commission Vice-President:	Christina Olague
	Commissioners:	Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore; Hisashi Sugaya

A. EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to review resumes of candidates for the position of Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 22, 2007

2:30 PM

Regular Meeting

DOCUMENTS DEPT.

FEB 16 2007

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01-16-07 FEB 16 2007

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

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COMMUNICATIONS

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- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

2:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0584KXCV (M. LI: (415) 558-6396)
1407-1435 MARKET STREET - southwest corner, Lot 041 (a portion of the former Lot 039) in Assessor's Block 3507 - The proposed project is **(1) the demolition of the existing office buildings and surface parking lot and (2) the construction of two buildings sharing a common base** and containing approximately 719 dwelling units, approximately 19,000 square feet of commercial space, and a garage with up to 668 parking spaces. The taller north tower will be 35 stories and approximately 352 feet high, and the shorter south tower will be 19 stories and approximately 220 feet high. The project requires review under Section 309 of the Planning Code for compliance and exceptions, conditional use authorization, and variances from certain requirements of the Planning Code. The project site is within the C-3-G (Downtown General Commercial) District and 200-S and 320-S Height and Bulk Districts.
(Proposed for Continuance to March 8, 2007)
2. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for review by the Planning Commission under Planning Code ("Code") Section 309** of a four-story addition to an existing eight-story building (with a partial ninth floor) requiring exceptions. In addition, this project requires the allocation of approximately 67,310 square feet of office space pursuant to the standards of Code Section 321. The site is in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office – Special District) Districts and a 200-S Height and Bulk District.
(Proposed for Continuance to March 22, 2007)
3. 2006.1374C (A. HESIK: (415) 558-6602)
1441 STOCKTON STREET - west side between Vallejo and Green Streets (a.k.a. 1435-1445 Stockton Street), Lot 002 in Assessor's Block 0130 - **Request for Conditional Use Authorization** to establish a small, self-service restaurant. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. The proposal is to modify the existing retail use (d.b.a. "A. Cavalli & Co.") by adding a self-service café within the bookstore. There would be no physical expansion of the existing building. The site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of January 25, 2007)
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

5. Director's Announcements

6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

7. 2003.1210C (M. SNYDER: (415) 575-6891)
5600 THIRD STREET - the block bounded by Third Street on its east, Bancroft Avenue on its south, Mendell Street on its west, and Armstrong Avenue on its north, Lots 003, 005, 006, 007, 008, 009, and 011 of Assessor's Block 5421 - **Informational Presentation** on the design refinements for the proposed project approved under Planned Unit Development / Conditional Use Case No. 2003.1210C. The subject property is within an M-1 (Light Industrial) District and a 65-J Height and Bulk District. (Continued from Regular Meeting of February 8, 2007)

8. (M. LI: (415) 558-6396)
400 HOWARD STREET - the entire block bounded by Howard, 1st, Natoma, and Fremont Streets, Assessor's Block 3720, Lot 008 - **Informational presentation** on the public art proposal for Foundry Square, Building One. The subject property is within the C-3-O (SD) District and 350-S and 400-S Height and Bulk Districts.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 9a. 2006.1464CX (A. HESIK: (415) 558-6602)
46-54 GEARY STREET - north side between Kearny Street and Grant Avenue, Lot 024 in Assessor's Block 0310 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 212 to eliminate group housing for six persons, formerly occupied by a convent, in order to convert the second floor of the three-story building to retail use. Minor physical expansion of the building is proposed due to relocation of a glass curtain

wall. The site is within the C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 8, 2007)

- 9b. 2006.1464CX (A. HESIK: (415) 558-6602)
46-54 GEARY STREET - north side between Kearny Street and Grant Avenue, Lot 024 in Assessor's Block 0310 - **Request for Section 309 Determination of Compliance** for a major exterior alteration to a Category V Building within the Kearny-Market-Mason-Sutter Conservation District. Minor physical expansion of the building is proposed due to relocation of a glass curtain wall. The site is within the C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 8, 2007)
10. 2006.1510I (D. DIBARTOLO: (415) 558-6291)
[BOARD FILE NO. 061688 - USE OF TDR IN SPECIFIC CIRCUMSTANCES] - **Ordinance introduced by Supervisor Daly amending Planning Code Sections 123, 124, and 128 to address use of Transferable Development Rights (TDRs)** under specific circumstances involving non-profit uses; and adopting findings including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1(b).
Preliminary Recommendation: Approve resolution with modifications to initiate Planning Code amendments.

F. REGULAR CALENDAR

11. (A. JOHN-BAPTISTE: (415) 558-6547)
PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2007-2008 - **Review and approval of the Planning Department's Proposed Work Program and Budget for Fiscal Year 2007-2008.**
Preliminary Recommendation: Approval
12. 2007.0048D (R. CRAWFORD: (415) 558-6358)
1636 DIAMOND STREET - west side between 28th and 29th Streets. Assessor's Block 7520, Lot 006 - **Request for Discretionary Review** of Building Permit Application No. 2006 0814 9384, the proposal is to construct a new 4-story single-family dwelling on the property. The existing dwelling will be demolished on the order of the Department of Building Inspection because of unsafe conditions in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk district.
Preliminary Recommendation: Do Not Take Discretionary Review and approve the project.
(Continued from the Regular Meeting of February 8, 2007)
13. 2007.0062DD (R. CRAWFORD: (415) 558-6358)
515 HILL STREET - south side between Castro and Noe Streets, Assessor's Block 3622, Lot 052 - **Request for Discretionary Review** of Building Permit Application No. 2006 1106 6940, to construct a three-story addition to the rear of the existing three-story dwelling in an RH-2 (Residential, House Two-Family) District and a 40-X Height and Bulk district.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
14. 2006.1203C (K. DURANDET: (415) 575-6816)

219 7TH STREET - northeast side between Howard and Folsom Streets; Lot 41 in Assessor's Block 3731 - **Request for Conditional Use Authorization** under Planning Code Sections 816.18, 816.21, and 890.50, to convert a 22 unit Residential Hotel to Other Institution, 24 bed Residential Care Facility, (d.b.a. "New Life Center") which offers a three phase program for people with substance abuse issues. The ground floor commercial space will be used for education, counseling, and community programs. There will be no change to the building envelope. The site is within the SLR (Service/Light Industrial/ Residential Mixed Use District) and the 50-X Height and Bulk District. Preliminary Recommendation: Approval with conditions.
(Continued from the Regular Meeting of February 1, 2007)

15. 2006.1511C (E. OROPEZA: (415) 558-6381)
2788 MISSION STREET- west side between 24th and 23rd Streets, Lot 010 in Assessor's Block 3643 - **Request for Conditional Use Authorization** per Planning Code Sections 712.44 and 781.5, to establish a small self-service restaurant of less than 1,000 gross square feet. The proposed use is not a formula retail use as defined in Section 703.3 of the Planning Code. The proposal is to change the existing ground-floor retail use (d.b.a. Corazon) into an ice cream shop. No physical expansion of the building is proposed. The project site is within the NC-3 (Moderate Scale Neighborhood Commercial) District, The Mission Fast-Food Sub-district, The Mission Alcoholic Beverage Special Use Sub-district, and a 105-E Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
16. 2003.1218R (J. SWITZKY: (415) 575-6815)
VACATION OF WARD STREET BETWEEN GIRARD STREET AND SAN BRUNO AVENUE - **Consideration of a General Plan Referral.** The proposal is to vacate the entirety of Ward Street between Girard Street and San Bruno Avenue and sell the land to an adjacent property owner. There are two bus stops at the base of Ward Street along San Bruno Avenue; the public stairway and path on the subject portion of Ward Street, is used by neighborhood residents to access the bus stops. The applicant has no proposal for use or improvement of the subject right-of-way.
Preliminary Recommendation: Find the proposal not in conformity with the General Plan.
17. 2006.1487C (S. VELLVE: (415) 558-6263)
100 CLEMENT STREET - northwest corner of 2nd Avenue and Clement Street; Lot 018 in Assessor's Block 1431 - **Request for Conditional Use Authorization** pursuant to Sections 186.1 and 303 of the Planning Code to legalize the change of use of the second and third floors of the subject building from Financial Services to Business/Professional Offices within the Inner Clement Neighborhood Commercial District, 40-X Height and Bulk District. Section 186.1 of the Planning Code requires Conditional Use Authorization for a Financial Service to change to a Business/Professional Office.
Preliminary Recommendation: Approval with conditions.
18. 2006.0074TZ (J. LAU: (415) 558-6383)
INITIATION OF PLANNING CODE AMENDMENTS ESTABLISHING PDR ZONING DISTRICTS AND INITIATION OF ZONING MAP AMENDMENTS APPLYING THESE DESIGNATIONS TO CERTAIN INDUSTRIAL PORTIONS OF BAYVIEW HUNTERS POINT - **The Department is proposing a set of Code amendments to establish a PDR-1 (Light Industrial Buffer District) and a PDR-2 (Production, Distribution, and Repair District) in the Planning Code.** These zones will permit a wide variety of non-residential uses and will retain space for current and future light industrial activities. The Department is also proposing Zoning Map amendments that would apply these PDR Districts, and a South Basin Design and Development Special Use District, to certain

industrial areas in Bayview Hunters Point currently zoned M-1 (Light Industrial) and M-2 (Heavy Industrial). These amendments would implement various objectives from the Bayview Hunters Point Area Plan, which seeks to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry in the Bayview.

- A) Informational Item. Staff will respond to Commissioner questions from the informational hearing held on January 18, 2007 and provide clarifying information.

Preliminary Recommendation: Hold hearing on informational item.

- B) 2006.0074T – Initiation of a Planning Code Text Amendment. Consideration of a resolution of intent to initiate an amendment to the Planning Code, including revisions to Sections 121.5, 121.7, 204.3-204.4, 210, 210.6, 210.7, 210.8, 210.9, 213-227, 230, and 249.32. The amendment would establish a PDR-1 Use District (Light Industrial Buffer), a PDR-2 Use District (Production, Distribution, and Repair), and a South Basin Design and Development Special Use District (South Basin SUD), and establish regulations on subdivisions, accessory uses, and the demolition of industrial structures in these districts.

Preliminary Recommendation: Approve the resolution of intent to initiate the Planning Code amendment.

- C) 2006.0074Z – Initiation of a Zoning Map Amendment. Consideration of a resolution of intent to initiate a Zoning Map amendment consisting of revisions to Sectional Maps 8, 9, 10, and 10 SU of the Zoning Map of the City and County of San Francisco. This amendment would: 1) reclassify the area generally bounded by Cesar Chavez Street, Barneveld Avenue, McKinnon Avenue, Evans Avenue, and Third Street from M-2 to PDR-2; 2) reclassify the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, and the Caltrain right-of-way from M-1 (Light Industrial) to PDR-2 (Production, Distribution, and Repair); 3) reclassify much of the South Basin District, generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Avenue, Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, and Williams Avenue from M-1 to PDR-2; 4) establish a PDR-1 (Light Industrial Buffer) designation over the northern and southern edges of the South Basin District, on the east side of Third Street, roughly along Fitzgerald, Van Dyke, Underwood, and Thomas Avenues – on properties currently zoned M-1; and 5) apply the South Basin SUD (South Basin Design and Development Special Use District) to the area generally bounded by Paul Avenue, Bayshore Boulevard, Phelps Street, Williams Avenue, and Third Street.

Preliminary Recommendation: Approve the resolution of intent to initiate the Zoning Map amendment.

19. 2006.1284ET (C. NIKITAS: (415) 558-6306)
CONDITIONAL USE FOR DEMOLITION OF DWELLING UNITS - a proposed ordinance amending the Planning Code, introduced by Supervisor Sophie Maxwell under Board File 061371, adding Section 317, prohibiting the demolition of residential units unless Conditional Use authorization is granted for the replacement building, making environmental findings and findings of consistency with the priority policies of planning code section 101.1 and the general plan.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of February 8, 2007)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 1, 2007
1:30 PM

DOCUMENTS DEPT.

FEB 23 2007

SAN FRANCISCO
PUBLIC LIBRARY

02-22-07P01:34 PCYD

President: Dwight Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (*67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin
Moore; Hisashi Sugaya

A. EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to discuss candidates for the position of Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 1, 2007

2:30 PM

Regular Meeting

DOCUMENTS DEPT

FEB 23 2007

SAN FRANCISCO
PUBLIC LIBRARY

02-23-07 11:43 RCVD

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

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2:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 12-story mixed-use building containing approximately 56 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage, requiring the authorization of exceptions to Code standards for height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 11, 2007)
(Proposed for Continuance to March 8, 2007)
- 1b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance** of Planning Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 12-story mixed-use building containing approximately 56 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.
(Continued from Regular Meeting of January 11, 2007)
(Proposed for Continuance to March 8, 2007)
- 2a. 2003.0347E (R. AHMADI: (415)-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - **Certification of Final Environmental Impact Report** - The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, and Moderate-Scale Mixed Use Districts (NCT-3). It would also increase height limits in certain areas and reduce height limits in other areas. The proposed zoning and height reclassifications would increase the potential for residential development in the area.
Preliminary Recommendation: Certify the Final Environmental Impact Report.

Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

(Continued from Regular Meeting of February 15, 2006)

(Proposed for Continuance to March 8, 2007)

- 2b. 2003.0347E (R. AHMADI: (415)-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Adoption of CEQA Findings Related to EIR and Potential Project Approval Action - The project includes proposed amendments to the General Plan, Planning Code and Zoning Map. The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would: (1) amend the General Plan, adding a new Area Plan (the Market and Octavia Area Plan) and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index; and (2) amend the Planning Code and Zoning Map to reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, Moderate-Scale Mixed Use Districts (NCT-3). The project would also increase height limits in certain areas and reduce height limits in other areas, and establish new fees. The proposed zoning and height reclassifications would increase the potential for residential development in the area.
 Preliminary Recommendation: Adopt CEQA Findings.
 (Continued from Regular Meeting of February 15, 2006)
(Proposed for Continuance to March 8, 2007)
3. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395)
MARKET AND OCTAVIA PLAN AMENDMENTS - The hearing on this item will be continued to March 8, 2007. The Planning Commission will hold a series of public hearings beginning on or after October 26, 2006, to consider Case No. 2003.0347EMTZ, adopting a Motion to certify the Final Environmental Impact Report and adopt CEQA Findings and consider Resolutions to adopt amendments to the San Francisco General Plan, Planning Code and Zoning Map related to the Market and Octavia Neighborhood Plan. A series of public hearings took place on October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, Nov. 16, 2006, January 11, 2007. The Commission has and will consider and receive public comment on specific aspects of the Plan and proposed amendments at each hearing. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>.

Schedule for Planning Commission Hearing:

This calendar gives notice that the Planning Commission will be hearing the following aspects of the Market & Octavia Plan on or after March 8, 2007. To confirm the final Commission Hearing schedule, on the week of the hearing please visit: http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616.

Hearing # 8 – originally scheduled for March 1, 2007 will be continued to March 8, 2007

At the March 8, 2007 hearing, the Planning Commission may consider the following aspects of the Plan:

- Follow-Up on various Comments and Questions (continuation)
- Commission consideration of adoption of amendments to the General Plan, Planning Code and Zoning Map and adoption of related provisions.

For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>. In addition to providing information about the proposed General Plan, Planning Code and Zoning Map amendments, staff will also provide follow-up information on issues discussed at earlier hearings.

Specifically, the Commission will consider the following items and may take action on or after February 15, 2007.

- Case 2003.0347M - a proposed General Plan amendment
- Case 2003.0347T - a proposed Planning Code text amendment that would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees;
- Case 2003.0347Z - a proposed Zoning Map amendment that would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan. The proposed changes are described in greater detail in Case 2003.0347T (above).
- Case No. 2003.0347U Establishing interim procedures for Planning Department use for review of projects proposed within the Market and Octavia Plan area to protect potential historic buildings and potential eligible historic district or districts until an historic resources survey (Survey) is completed and the results of the Survey are incorporated into the Market and Octavia Plan and implementing instruments.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco, CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near 16th & Market Sts.)). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>.
(Proposed for Continuance to March 8, 2007)

4. 2004.0803E (S. MICKELSEN: (415) 558-4481)
41 TEHAMA STREET - Appeal of Preliminary Negative Declaration. The project site (Assessor's Block 3736, Lots 74,75,76, 77 and 78A) is located in the Financial District on the south side of Tehama Street between First and Second Streets, adjacent to elevated freeway ramps to the south and west. The proposed project would involve the demolition of a 95-space surface parking lot and one-story storage shed and the construction of an approximately 302,200-gross-square-foot (gsf), 23-story, approximately 220-foot-tall, 198-unit residential building. The proposed development would include three subsurface parking levels with approximately 76 independently accessible parking spaces and 36 bicycle parking stalls, with primary pedestrian, bicycle and vehicle access from Tehama Street. The approximately 22,009 square-foot project site is within the C-3-O (SD) (Downtown Office Special Development) zoning district and a 200-S height and bulk district. The proposed project would require certification by the Zoning Administrator for transfer of development rights (TDRs); a Conditional Use authorization (CU) to increase dwelling unit density; and a variance from dwelling unit exposure requirements. The proposed project would also require exceptions to height limits for upper-tower extensions, separation-of-tower and rear yard requirements.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.

(Continued from Regular Meeting of January 18, 2007)
(Proposed for Continuance to April 19, 2007)

5. 2004.0803EKXCV (D. DIBARTOLO: (415) 558-6291)
41 TEHAMA STREET - south side of Tehama Street between First and Second Streets, Lots 074, 075, 076, 077 and 078A in Assessor's Block 3736 - **The project would merge five lots and demolish the existing surface parking lot with 93 parking spaces in order to construct a 23-story, 220 foot-tall residential building that would contain 198 dwelling units with below-grade parking, accessed from Tehama Street, for up to 162 parking spaces. The project site is within a C-3-O (SD) (Downtown Office Special Development) District, a 200-S Height and Bulk District and the Transbay Redevelopment Project Area.**
(Proposed for Continuance to April 19, 2007)
6. 2005.0156C (M. WOODS: (415) 558-6315)
2130 GOLDEN GATE AVENUE (AKA 350 MASONIC AVENUE) - northeast corner of Masonic and Golden Gate Avenues; Lots 11 and 29 in Assessor's Block 1149 - **Request for Conditional Use** authorization under Sections 178 209.3(g), 303 and 304 of the Planning Code to modify a previously approved Planned Unit Development (Motion No. 11162 for Case No. 1987.519C) for a private elementary and middle school (Kindergarten through Grade 8), The San Francisco Day School, to allow the demolition of an existing single-family house (on Lot 11); renovation of the existing school facilities including the removal of an 8-car surface parking lot (on Lot 29), and the construction of a new three-story over garage/basement science building addition, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 18, 2007)
(Proposed for Continuance to April 26, 2007)
- 7a. 2006.0636VDD (S. MENDRIN: (415) 558-6625)
2901-2903 PIERCE STREET - northwest corner of Union and Pierce Streets; Lot 006 in Assessor's Block 0536 - **Requests for Discretionary Review** of Building Permit Application No. 2006.07.13.6418 proposing to construct a new one-story, two-car garage with roof deck addition at the rear of the three-story, two-unit building. The existing detached garage structure would be demolished. The new garage would be located within the required rear yard, requiring a variance. The property is located in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of December 14, 2006)
(Proposed for Continuance to May 3, 2007)
- 7b. 2006.0636VDD (S. MENDRIN: (415) 558-6625)
2901-2903 PIERCE STREET - northwest corner of Union and Pierce Streets; Lot 006 in Assessor's Block 0536 - **Request for Variance** from Planning Code Section 134 (required rear yard) to allow demolition of the existing detached garage and to construct a new one-story horizontal addition approximately 26 feet deep and 26 feet wide at the rear of the existing two-family dwelling. The addition will accommodate a new two-car garage, roof deck and stairs leading from the roof deck to the rear yard. The new garage is located within the required rear yard. The property is located in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of December 14, 2006)
(Proposed for Continuance to May 3, 2007)

8. 2006.0949DDDDDD (M. SMITH: (415) 558-6322)
376 EUREKA STREET - west side between 20th and 21st Streets, Lot 017 in Assessor's Block 2749 - **Request for Discretionary Review** of Building Permit Application No. 2005.08.30.1650, proposing to raise the building two-feet to construct a ground floor garage, add dormers, and construct a two-story horizontal addition at the rear, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
(Continued from Regular Meeting of February 15, 2007)
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

9. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

10. Director's Announcements
11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

12. 2006.1087C (E. JACKSON: (415) 558-6363)
853-855 GOETTINGEN STREET - northeast side, between Olmstead and Mansell, Lot 012 in Assessor's Block 6154 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 121 and 303 to allow creation of a lot less than 25 feet in width, for a lot split of a 50 foot wide lot into two lots of 21 feet and 29 feet wide within an RH-1 (Residential, House, Single-Family) District with a 40-X Height and Bulk designation. A new single-family dwelling is proposed on the newly created lot at 853 Goettingen Street. The existing single-family dwelling at 855 Goettingen Street will be expanded at the rear and side.
Preliminary Recommendation: Approval with Conditions.

F. REGULAR CALENDAR

13. 2004.1031C (B. FU: (415) 558-6613)
601 CRESCENT WAY - Block 4991, Lot 240, an undeveloped, northeastern portion of the City's Executive Park development - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 304 to create a new Planned Unit Development (PUD) with an exception for rear yard requirements, to allow construction of up to 465 dwelling units, approximately 2,150 square feet for a community meeting facility, and up to 776 independently accessible off-street parking spaces. The site is within a C-2 (Community Business) Zoning District, and 60-X, 80-X, and 165-I Height and Bulk Designations.
Preliminary Recommendation: Approval with Conditions.
14. 2007.0061T (S. MIDDLEBROOK: (415) 558-6372)
Ordinance introduced by Supervisor Jake McGoldrick as part of Board File No. 070021 which would amend Planning Code Section 1004, 1005, and 1006.7 to provide for review of proposed changes to interior architectural features of privately-owned landmark buildings where such features are in areas of the landmark that are generally accessible to members of the public; and making findings, including environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approve with modifications suggested by the Landmarks Board.
15. 2006.1275TZ (P. LORD: (415) 558-6311)
INITIATION OF PACIFIC AVENUE NC-2 ZONING TO THE PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT, Initiate an ordinance and schedule a public hearing on April 5, 2007 to consider amendments to the San Francisco Planning Code and the Zoning Maps 1, 1H, 2, and 2H, to rezone the current NC-2 (Small-Scale Neighborhood Commercial) use district of portions of Assessor's Blocks 0157 and 0182 to RM-1 (Residential, Mixed: Low Density) and portions of Assessor's Blocks 0154, 0155, 0156, 0157, 0182, 0183, 0184, 0185, 0186, 0187, 0573 and 0596 to Pacific Avenue NCD (Neighborhood Commercial District). The proposal would also eliminate the existing Garment Manufacturing Special Use District. The existing 65-A height and bulk district would also be lowered to 40-X feet.
Preliminary Recommendation: Approval
16. (P. LORD: (415) 558-6311)
Planning Commission Consideration of a Resolution Adopting Formula Retail Use Conditional Use Policies for the Western SOMA Special Use District (SUD) - **Hearing to consider new policies adding to the existing Conditional Use and formula retail findings required by the Planning Code to be used in the consideration of new "formula retail" use applications in the Western SOMA Special Use District.** These proposed policies include consideration of use sizes, types, location and other considerations.
Preliminary Recommendation: Approval

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be

exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 416
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 8, 2007
10:00 AM
Special Meeting

DOCUMENTS DEPT

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03-02-07 12:10 PM

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore,
Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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COMMUNICATIONS

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- 1) Planning Department Case Executive Summary
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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

10:00 AM _____

ROLL CALL: Commission President: Dwight Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

(L. BADINER: (415) 558-6358)

1800 MISSION STREET - southwest corner of Mission and 14th Street - **Informational hearing** on the occupancy of the Mission Armory by a film production studio (d.b.a. kink.com)

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 8, 2007

2:00 PM

Regular Meeting

DOCUMENTS DEPT.

MAR - 2 2007

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PUBLIC LIBRARY

03-02-07P12:11 REVU

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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2:00 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0773E (R. AHMADI: (415) 558-5966)
55 LAGUNA MIXED USE PROJECT - Public Hearing on Draft Environmental Impact Report -The project site is located at 55 Laguna Street in the Hayes Valley neighborhood of San Francisco on the two city blocks bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west. The proposed project would include new construction as well as renovation of most of the vacant buildings on the former University of California Berkeley Extension Campus to provide residential, community facility, retail space, open space and parking. The project site currently contains four buildings that were formerly occupied by educational uses, including Woods Hall, Woods Hall Annex, Richardson Hall and Middle Hall. The project site also contains the UCSF dental clinic that is currently in use. The project would renovate Woods Hall, Woods Hall Annex, and most of Richardson Hall to be used for residential and community facility space. Middle Hall would be demolished as would the Richardson Hall Administration wing, a small single-story portion of Richardson Hall located at the north end of the building. New infill construction would include the development of seven new residential buildings ranging in height between three and eight stories. The tallest building, at a maximum height of 85 feet, would be built by an organization called openhouse, specifically for lesbian, gay, bisexual and transgender seniors (hereinafter referred to as the openhouse building). The proposed project would accommodate up to 450 residential units including approximately 85 units in the openhouse building, approximately 10,000 sq. ft. of community facility space, and up to 5,000 occupied sq. ft. of retail space. The project would provide a variety of open spaces, including a privately owned, publicly accessible park, which would be located along the Waller Street alignment. The project would provide approximately 352 on-site parking spaces, including 51 spaces for the dental clinic and up to 10 spaces for a car share organization primarily within four below ground garages, and a small amount of above-ground parking. The project would require a change in the zoning district from P (Public) to RTO (Residential-Transit Oriented) and NCT-3 (Neighborhood Commercial Transit Moderate Scale Mixed-Use), new zoning classifications proposed for Market and Octavia Area Plan, or a mixed-used Special Use District. The dental clinic would remain in a P zoning district. The project would also require an adjustment in the height and bulk designations of the site from 40 X and 80-B to 40-X, 50-X and 85-X. The proposed project would also require an amendment to the San Francisco General Plan to allow the change from a public/institutional use designation to residential mixed-use designations, and to allow an increase in building heights.

Note: Written comments will be received at the Planning Department until 5:00 p.m. on March 19, 2007.

Preliminary Recommendation: No action required.

(Proposed for Continuance to March 15, 2007)

2. (P. LORD: (415) 558-6311)
Western SoMa Citizens Planning Task Force Annual Progress Report for 2006 - Informational
(Proposed for Continuance to March 15, 2007)
3. 2006.0766EX (J. MILLER: (415) 558-6344)
345 STOCKTON STREET - west side between Post and Sutter Streets, Lot 16 in Assessor's Block 295, in a C-3-R (Downtown Retail) Zoning District and an 80-130-F Height and Bulk District - **Review under Planning Code Section 309** of the renovation of an existing building (Grand Hyatt Hotel) involving a reconfiguration of the lobby and outdoor public plaza area.
Preliminary Recommendation: Consisting with Planning Code Section 309.
(Proposed for Continuance to March 22, 2007)
4. 2005.0030E (V. WISE: (415) 558-5955)
3400 CESAR CHAVEZ STREET - Lot 004 of Assessor's Block 6569, bounded by 26th Street, Cesar Chavez Street, Bartlett Street, and Mission Street - **Appeal of Preliminary Mitigated Negative Declaration** for demolition of the existing building (most recently a retail paint store) and construction of a new four-story building with a 12,000-square-foot Walgreens store and up to three smaller retail spaces on the ground floor, as well as 60 one-, two-, and three-bedroom condominiums above. The building would be about 115,000 gross square feet in size and approximately 50 feet in height. A total of about 97 parking spaces would be provided, with most located in a basement-parking garage. Access to the residential and employee parking garage would be from Bartlett Street, while access to surface-level customer parking for the retail stores would be from Cesar Chavez Street. The project site is located within an NC-3 (Moderate Scale Neighborhood Commercial) zoning district and a 50-X height and bulk district. The project site is in the Eastern Neighborhoods Planning Area.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for Continuance to March 22, 2007)
5. 2005.0030C (J. PURVIS: (415) 558-6354)
3400 CESAR CHAVEZ STREET - north side between Mission and Bartlett Streets, and extending to 26th Street; Lot 004 in Assessor's Block 6569 - **Request for Conditional Use Authorization** to construct a mixed-use Planned Unit Development (PUD) of up to 60 dwelling units, approximately 16,000 square feet of ground floor commercial space, with up to 97 independently accessible off-street parking spaces. This project requires Conditional Use approval for a PUD with an exception from rear yard requirements and residential density limits under Section 304 of the Planning Code, for development on a lot greater than 10,000 square feet under Sections 121.1 and 712.11, for a non-residential use size greater than 6,000 square feet under Sections 121.2 and 712.21, and for a formula retail use under Sections 703.4 and 303(i). The site is within an NC-3 (Moderate-Scale Neighborhood Commercial) Use District, and a 50-X Height and Bulk District.
(Proposed for Continuance to March 22, 2007)
6. 2007.0096D (K. DURANDET: (415) 575-6816)
542 KANSAS STREET - west side between 18th and Mariposa Streets; Lot 001O in Assessor's Block 4010 - **Request for Discretionary Review** of Building Permit Application No. 2006.0130.3332, proposing a vertical and horizontal addition to an existing two story single-family dwelling converting it to a three story two-family dwelling in an RH-3 (Residential, Three-Family) District and a 40-X Height and Bulk District. The proposal required and was granted a Rear Yard Variance for the horizontal addition at a public hearing held on August 23, 2006.

Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.

(Proposed for Continuance to April 12, 2007)

7. 2006.1415D (G. CABREROS: (415) 558-6169)
2721 PIERCE STREET - west side between Green and Vallejo Streets, Lot 006 in Assessor's Block 0560 - **Request for Discretionary Review** of Building Permit Application No. 2006.07.03.5586 proposing to remove an existing sun porch at the rear of the building and to construct a two-story rear addition with basement measuring approximately 19 feet deep by 12 feet wide. The existing building is a single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of February 1, 2007)
(Proposed for Continuance to April 5, 2007)
8. 2006.1340D (M. GLUECKERT: (415) 558-6543)
2219 BRYANT STREET - east side between 20th Street and 21st Street, Assessor's Block 4087, Lot 037 - **Request for Discretionary Review** of Building Permit Application No. 2006.04.25.9790, proposing a vertical addition to an existing two-story single-family dwelling, adding one dwelling unit and one additional off-street parking space, located in a RM-1 (Mixed Residential, Low Density) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

9. Consideration of Adoption -
- Draft Minutes of Regular Meeting of September 21, 2006.
 - Draft Minutes of Regular Meeting of January 11, 2007.
10. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

11. Director's Announcements
12. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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E. REGULAR CALENDAR

13. 2006.1360D (A. STARR: (415) 558-6362)
1328 GROVE STREET - northwest corner of Grove and Divisadero Streets; Lot 004 in Assessor's Block 1182 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of medical cannabis dispensaries, of Building Permit Application 2006.10.27.6252, to legalize an existing medical cannabis dispensary (dba BASA Collective). The property is located within an NC-2 (Small Scale, Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
14. 2006.1358D (E. OROPEZA: (415) 558-6381)
208 VALENCIA STREET - west side between Duboce Avenue and Clinton Park; Lot 002 in Assessor's Block 3533 - **Mandatory Discretionary Review**, under the Planning Code Section 217(k) requiring review of Medical Cannabis Dispensaries (MCDs), of Building Permit Application 2006.10.30.6369, to maintain operation of an existing MCD (d.b.a. "Valencia Street Caregivers"). The property is located within a C-M (Heavy Commercial) Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
15. 2006.1472CK (M. GLUECKERT: (415) 558-6543)
860 FOLSOM STREET - northwest side between 4th Street and 5th Street - **Request for Conditional Use Authorization** under Planning Code Section 263.11 for a height exception in the South of Market RSD (Residential/Service) District and within a 40-X/85-B Height and Bulk District. The proposal is for a horizontal alteration at the fourth floor of the structure to add approximately 500-square-feet to the fourth floor. The height of the building will remain at the existing height of approximately 50-feet.
Preliminary Recommendation: Approval with Conditions
16. 2005.1059E (P. MALTZER: (415) 558-5977)
AUTHORIZATION OF ERO TO CONDUCT EIR HEARINGS NEAR PROJECT SITES - **Consider authorizing the Environmental Review Officer, or his designee, to take supplemental public testimony at additional hearings on Draft EIRs for six water system improvement program (WSIP) projects proposed by the San Francisco Public Utilities Commission in jurisdictions outside the City and County of San Francisco.** The six projects include:
 1. The Program EIR for the WSIP, which would include public hearings in Sonoma, Modesto, Fremont, Palo Alto;
 2. The Calaveras Dam Replacement Project, with a proposed public hearing in Fremont;
 3. The New Treated Water Reservoir project, with a proposed public hearing in Fremont;
 4. The New Irvington Tunnel project, with a proposed public hearing in Fremont;

5. The Bay Division Pipeline Reliability Upgrade project, with proposed public hearings in Fremont and Redwood City; and
6. The New Crystal Springs Bypass Tunnel project, with a proposed public hearing in Hillsborough.

The public hearings in other jurisdictions would be in addition to, and not in lieu of, this hearing to take public comment on the draft EIRs for the proposed projects. The Planning Commission may also authorize the Environmental Review Officer, or his designee, to hold additional public hearings, as provided in San Francisco Administrative Code Sections 31.05 and 31.14. Because the projects will affect areas outside the City and County of San Francisco, the Environmental Review Officer recommends holding additional public hearings near the projects site and is requesting authorization from the Planning Commission to do so.

Preliminary Recommendation: Authorize the Environmental Review Officer to conduct additional public hearings on the Draft EIRs for six water system improvement program (WSIP) projects.

6:00 P.M.

F. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

G. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

- 17a. 2003.0347E (R. AHMADI: (415)-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Certification of Final Environmental Impact Report - The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, and Moderate-Scale Mixed Use Districts (NCT-3). It would also increase height limits in certain areas and reduce height limits in other areas. The proposed zoning and height reclassifications would increase the potential for residential development in the area.
Preliminary Recommendation: Certify the Final Environmental Impact Report.
Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Continued from Regular Meeting of March 1, 2007)

H. PUBLIC HEARING:

- 17b. 2003.0347E (R. AHMADI: 414-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Adoption of CEQA Findings Related to EIR and Potential Project Approval Action - The project includes proposed amendments to the General Plan, Planning Code and Zoning Map. The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would: (1) amend the General Plan, adding a new Area Plan (the Market and Octavia Area Plan) and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index; and (2) amend the Planning Code and Zoning Map to reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, Moderate-Scale Mixed Use Districts (NCT-3). The project would also increase height limits in certain areas and reduce height limits in other areas, and establish new fees. The proposed zoning and height reclassifications would increase the potential for residential development in the area.
 Preliminary Recommendation: Adopt CEQA Findings.
 (Continued from Regular Meeting of March 1, 2007)

18. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395)
MARKET AND OCTAVIA PLAN AMENDMENTS - Adoption of resolutions to amend the General Plan, Planning Code, Zoning Map and other matters related to the Market and Octavia Neighborhood Plan. The Planning Commission will hold a public hearing on March 8, 2007 to consider Case No. 2003.0347MTZU, and consider Resolutions to adopt amendments to the San Francisco General Plan, Planning Code and Zoning Map and other matters related to the Market and Octavia Neighborhood Plan. A series of public hearings took place on October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, Nov. 16, 2006; a hearing scheduled for Dec. 7, 2006 was continued to January 11, 2007. The Commission continued a hearing scheduled for March 1, 2007 to March 8, 2007. The Commission has and will consider and receive public comment on specific aspects of the Plan and proposed amendments at the hearing.

The series of hearings was originally scheduled to culminate in a hearing to consider adoption actions on or after March 8, 2007. As the Nov. 16th hearing was cancelled, the Commission held hearing number four on Dec. 7, 2006; hearing number five, scheduled for December 14, 2006 was continued to January 11, 2007. The Commission scheduled additional hearings on February 8, 2007, February 15, 2007, and continued a hearing scheduled for March 1, 2007 to March 8, 2007, with adoption actions proposed on or after March 8, 2007.

At the hearings, the Planning Commission will consider a rezoning and public improvements program to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>.

Draft Schedule for Planning Commission Hearing

This calendar gives notice that the Planning Commission will be hearing the following aspects of the Market & Octavia Plan on or after March 8, 2006. To confirm the final Commission Hearing schedule, on the week of the hearing please visit:

http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616.

Hearing # 8 – March 8, 2007

At this hearing, the Planning Commission may consider the following aspects of the Plan:

- Follow-Up on various Comments and Questions (continuation)
- Commission consideration of adoption of amendments to the General Plan, Planning Code and Zoning Map and adoption of related provisions.

For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>. In addition to providing information about the proposed General Plan, Planning Code and Zoning Map amendments, staff will also provide follow-up information on issues discussed at earlier hearings.

Plan Area

The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91).

Specifically, the Commission will consider the following items and may take action on or after March 8, 2007.

- Case 2003.0347M - a proposed General Plan amendment that would add a new area plan, the Market and Octavia Area Plan, and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index;
- Case 2003.0347T - a proposed Planning Code text amendment that would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees.
- Case 2003.0347Z - a proposed Zoning Map amendment that would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan. The proposed changes are described in greater detail in Case 2003.0347T (above).
- Case No. 2003.0347U Establishing interim procedures for Planning Department use for review of projects proposed within the Market and Octavia Plan area to protect potential historic buildings and potential eligible historic district or districts

until an historic resources survey (Survey) is completed and the results of the Survey are incorporated into the Market and Octavia Plan and implementing instruments.

Together, these Commission actions are intended to implement the Market and Octavia Plan. In addition, an historic survey is currently being done of the project area; property owners considering constructing or altering a building in this area should consult with Planning Department staff to determine the historic resource status of their property. Property owners and interested parties are advised that height limits and other controls do not provide unqualified rights to development, but rather, proscribe the maximum potential building envelope that may be permitted; proposed buildings may not reach the maximum permitted building height/envelope. The Commission may also consider establishing interim procedures to guide the review of plans to construct new structures and alter existing structures to protect potentially eligible historic resources in the Plan Area prior to conclusion of an historic resources survey.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco, CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near 16th & Market Sts.)). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>.

As part of Case No. 2003.0347T, the proposed Planning Code text amendment would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees. The proposed amendments are described more fully below:

Establishment of Three Zoning Districts in the Plan Area

The Transit-Oriented Residential Use District (RTO) will replace most of the RH and RM districts zoning north and south of the Market Street corridor, extending north to Turk Street, west to Noe and Scott Streets, and South to Sixteenth Street. The proposed RTO district will encourage moderate-density, multi-family, and residential infill. Because of the availability of transit service, proximity of retail and services within walking distance, and limitation on permitted parking the RTO permits the construction of some housing without accessory parking. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing within buildings in keeping with neighborhood scale. Proposed heights in Residential Transit Oriented (RTO) Districts and RH districts primarily remain 40 and 50 feet as currently classified; in some RTO areas, permitted heights will change from 50, 80 and 105 feet to 40 and 50 feet.

A Neighborhood Commercial Transit District (NCT) will overlay the Hayes-Gough Neighborhood Commercial District and portions of the Upper Market and Valencia Neighborhood Commercial Districts within the Market and Octavia neighborhood. In named NCT and NC-1 (T) districts, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls. They include current Neighborhood Commercial Districts (Hayes-Gough, portions of the Upper Market, Valencia) and several parcels currently zoned NC-1.

The Van Ness and Market Downtown Residential Special Use District (VNMDR-SUD) will permit the development of a transit-oriented, high-density, mixed-use neighborhood around the intersections of Van Ness Avenue and Market Street and South Van Ness Avenue and Mission Street. This SUD will overlay existing C-3-G districts and existing C-M districts will be rezoned to C-3-G with this new VNMDR-SUD. Parking controls will

establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing in buildings with mixed-used podiums and some residential towers at two key intersections: Market Street and Van Ness Avenue and Mission Street and South Van Ness Avenue. Proposed heights in the Van Ness and Market Downtown Residential Use District (VNMDR-SUD) will change from 120, 130, 150, 160, 200 and 320 feet to 85, 120, 200, 320 and 400 feet; towers will be permitted over a podium of 85 or 120 feet; the highest towers will be permitted in the vicinity of the Market Street/Van Ness Avenue intersections.

In the Transit-Oriented Neighborhood Commercial Use Districts (NCT), height districts will change from 50, 80 and 105 feet to primarily 55, 65 and 85 feet; these districts will be located in SoMa West and along Market Street. The NCT district will largely replace C-M and NC-3 districts. In the NCT district, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls in place in the NC-3 district. Some heights on some parcels near Brady Street will change from 105 and 60 feet to 40 feet and 85 feet on parcels surrounding a proposed public open space.

Establishment of New Fees in the Plan Area

In order to fund the community improvements identified in the Plan, the Program document proposes to establish a Development Impact Fee, requiring the growth that generates the demand for additional infrastructure and services to provide some of the revenue required to fund the improvements. The proposal establishes a development impact fee on new residential and commercial development in the Plan Area. The fee proposal is \$10.00 per square foot of residential development, and \$4.00 per square foot of commercial development.

To encourage the provision of necessary and desirable public infrastructure improvements and also in order to mitigate the impacts of this increased localized density, the Department has established the Van Ness and Market Neighborhood Infrastructure Fund. Developers may provide in-kind public improvements (such as open space or streetscape improvements) or proportional in-lieu contributions to this fund that will allow the city to develop these facilities. The Department estimates that no more than 6 potential development sites would benefit from participating in the program. The Department has set the value of the additional FAR at par with the current market value of historic TDR credits (\$15 per square foot).

Preliminary Recommendation: Adopt the following:

- Draft Motion to Certify the EIR and adopt CEQA Findings (Case 2003.0347EE)
- Draft Resolution to amend the General Plan (Case 2003.0347M)
- Draft Resolution to amend the Planning Code (Case 2003.0347T)
- Draft Resolution to establish interim procedures to protect potential historic landmarks and historic districts within the Market and Octavia Plan Area (Case 2003.0347U)

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the

Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

Commission Chambers - Room 34
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 9, 2007
8:30 AM

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03-05-07:08:15 REC'D

President: Dwight S. Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning

Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision. The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

8:30 AM

ROLL CALL:	Commission President:	Dwight Alexander
	Commission Vice-President:	Christina Olague
	Commissioners:	Michael Antonini; M. Sue Lee; William Lee; Kathrin Moore; Hisashi Sugaya

A. EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to consider candidates for the position of Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

Adjournment:

CORRECTION
SAN FRANCISCO
PLANNING COMMISSION

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Notice of Special Meeting

Commission Chambers - Room 34
City Hall, 1 Dr. Carlton B. Goodlett Place
~~Thursday~~ Friday, March 9, 2007
8:30 AM

03-06-07A11:14 REVU

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya;

Commission Secretary: Linda D. Avery

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8:30 AM

ROLL CALL: Commission President: Dwight Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael Antonini; M. Sue Lee; William Lee;
Kathrin Moore; Hisashi Sugaya

A. EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to consider candidates for the position of Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

Adjournment:

**SAN FRANCISCO
PLANNING COMMISSION
AND
RECREATION AND PARK COMMISSION**

NOTICE OF SPECIAL JOINT HEARING

DOCUMENTS DEPT.

MAR - 9 2007

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chambers - Room 416
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 15, 2007

12:00 PM

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore; Hisashi Sugaya;

Commission Secretary: Linda D. Avery

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Or

View the broadcast live, *Thursdays on Cable Channel 78.*
and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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12:00 PM _____

ROLL CALL:

PLANNING COMMISSION:

Commission President:
Commission Vice-President:
Commissioners:

Dwight S. Alexander
Christina Olague
Michael J. Antonini;
Katherine Moore
M. Sue Lee
William L. Lee;
Hisahi Sugaya

**RECREATION AND PARK
COMMISSION:**

Commission President:
Vice President:
Commissioners:

Lawrence Martin
Jim Lazarus
Gloria Bonilla; Tom Harrison;
David Lee; Meagan Levitan;
John Murray

A. SPECIAL CALENDAR

2006.1250U

(J. SWITZKY: (415) 575-6815)

4-8 GUY PLACE - Motion to Authorize Allocation of up to \$1,811,500 from Rincon Hill Community Improvements Fund for Acquisition of 4-8 Guy Place (Block/Lot 3749/005) for Public Open Space and up to \$60,000 for the Recreation and Parks Department to Create a Conceptual Design Plan for this Site per Section 318.6. As of November 2, a total of \$3,137,439 is available in the Fund, all in the form of Mello-Roos bond proceeds and held in trust by ABAG. The Guy Place parcel lies in the Rincon Hill Downtown Residential (RH DTR) district, within the boundaries of the Rincon Hill Plan. This vacant site, approximately 4,000 square feet, is identified in Policy 4.1 and in Map 8 ("Rincon Hill Public Open Space System") of the Rincon Hill Plan as a potential acquisition site for a "pocket park." The City appraised the site at \$1.8 million and the property owner has signed a Purchase Agreement. Required acquisition costs and fees will total up to \$11,500. The Recreation and Parks Department requests \$60,000 for design and engineering services to develop a Conceptual Plan for the improvement of the parcel as open space.

Preliminary Recommendation: Approval.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 15, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT

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3/15/07

President: Dwight S. Alexander
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Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2005.0731CEKV (J. MILLER: at (415) 558-6344)
231 FRANKLIN STREET - southwest corner at Hayes Street, a through lot with additional frontage on Linden Street, Lots 2, 17 and 22 in Assessor's Block 816, in the Hayes Gough Neighborhood Commercial District and a 65-A Height and Bulk District - **Request for a Conditional Use Authorization** for a new 33-unit residential building with ground-floor retail use plus off-street parking. Conditional Use authorization is required for lot size in excess of 9,999 square feet and building bulk. This proposed project is also the subject of a requested Variance for commercial-serving off-street parking.
(Proposed for Continuance to March 22, 2007)
- 1b. 2005.0731CEKV (J. MILLER: at (415) 558-6344)
231 FRANKLIN STREET - southwest corner at Hayes Street, a through lot to Linden Street, Lots 2, 17 and 22 in Assessor's Block 816, in the Hayes-Gough Neighborhood Commercial District and a 65-A Height and Bulk District. **OFF-STREET PARKING VARIANCE SOUGHT** - The proposal is to construct a new residential building with approximately 33 dwelling units over approximately 6,200 square feet of ground-floor commercial use. Thirty-three underground parking spaces would be provided plus one standard space and two ANA-compliant spaces on the ground floor for a total of 36 spaces to be provided.
(Proposed for Continuance to March 22, 2007)
- 2a. 2004.0072D (G. CABREROS: (415) 558-6169)
2632 CABRILLO STREET - north side between 27th and 28th Avenues; Lot 018 in Assessor's Block 1617 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.06.24.7792, proposing to demolish an existing two-story, single-family dwelling in an RH-2 (Residential, House, Two-Family District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
(Proposed for Continuance to April 5, 2007)
- 2b. 2004.0073D (G. CABREROS: (415) 558-6169)
2632 CABRILLO STREET - north side between 27th and 28th Avenues; Lot 018 in Assessor's Block 1617 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.06.24.7794, proposing to construct a new three-story, two-unit building in an RH-2 (Residential, House, Two-Family District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Proposed for Continuance to April 5, 2007)

3. 2004.1245E (R. SCHOHN: (415) 558-5985)
300 GRANT AVENUE - Assessor's Block 0287, Lots 013, 014 - **Appeal of a Preliminary Mitigated Negative Declaration**. The 10,500-square-foot project site is located at 300 Grant Avenue (aka 272-290 Sutter Street) on the northeast corner of Grant Avenue and Sutter Street in the Financial District neighborhood. The proposed project would involve the demolition of two buildings containing approximately 35,600-square feet of retail space and construction of an approximately 114,354-gross square foot, 12-story, 130-foot-tall building containing up to 56 residential units, 15,000 square feet of retail space, and 34 to 40 off-street parking spaces. The retail entrance to the proposed project would be at the corner of Grant Avenue and Sutter Street, while the residential lobby entrance would be at the corner of Grant Avenue and Harlan Place. Access to the parking garage would be from Harlan Place off Grant Avenue. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the General Plan.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for Continuance to April 19, 2007)
4. 2006.1095C (M. SMITH: (415) 558-6322)
2035 IRVING STREET - south side between 21st and 22nd Avenues, Lot 11B in Assessor's Block 1776 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 711.44 to legalize a 992 square-foot small, self-service restaurant operated by Wonderful Dessert & Cafe, located in a NC-2 (Small-Scale Neighborhood Commercial) District, Irving Street Restaurant and Fast-Food Subdistrict, and a 105-A Height and Bulk District.
Preliminary Recommendation: Pending
NOTE: This case will be re-noticed and reschedule to a latter date.

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Consideration of Adoption:
- Draft Minutes of Special Meeting of March 1, 2007.
 - Draft Minutes of Regular Meeting of March 1, 2007.
6. Commission Comments/Questions
- **Inquiries/Announcements**. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - **Future Meetings/Agendas**. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. 2007.0110C (G. CABREROS: (415) 558-6169)
1535-1595 VAN NESS AVENUE - southwest corner of Van Ness Avenue and California Street, Assessor's Block 0647, Lots 001 & 002 - **Request for Conditional Use Authorization** to allow commercial use above the ground story pursuant to Planning Code Sections 209.8 & 303. The proposal is to restore the use of the existing building as an automobile sales showroom. Ford Motor Company plans to occupy the entire building. The project site is in a RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and a 130-V Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

10. (P. LORD: (415) 558-6311)
WESTERN SOMA CITIZENS PLANNING TASK FORCE ANNUAL PROGRESS REPORT FOR 2006 - Informational
(Continued from Regular Meeting of March 8, 2007)
11. 2007.0050C (E. OROPEZA: (415) 558-6381)
3560 18TH STREET - north side between Dearborn and Guerrero Street, Lot 016 in Assessor's Block 3577 - **Request for Conditional Use Authorization** per Planning Code Sections 186, 726.41 and 726.24, to establish a bar use and roof top seating within the existing full-service restaurant (d.b.a. "Farina"), within the RM-2 (Residential, Mixed, Moderate Density) District, the Mission Alcoholic Beverage Special Use Sub-district and a 40-X Height and Bulk District. The proposed use is not a formula retail use as defined in Section 703.3 of the Planning Code.
Preliminary Recommendation: Approval bar use with conditions. Disapprove proposed outdoor activity area on roof.
12. 2005.0859C (M. SMITH: (415) 558-6322)
1606 NORIEGA STREET - north side between 23rd and 24th Avenues, Lot 022 in Assessor's Block 2026 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 711.54 to permit massage as a primary use within a ground floor commercial space operated by Kangle Health Care, located in a NC-2 (Small-Scale Neighborhood Commercial) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

13. 2006.0882A (SULLIVAN-LENANE: (415) 558-6257)
1306-1310 MCALLISTER STREET - north side between Steiner and Pierce Streets; Assessor's Block 775, Lot 004A - **Request for Certificate of Appropriateness** to remove a portion of the ground floor bay and construct a new garage opening. The building is a contributory-altered building to the Alamo Square Historic District under Article 10. It is located within an RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. The Landmarks Preservation Advisory Board heard this case at the September 6, 2006, public hearing and recommended disapproval. Preliminary Recommendation: Disapproval.
(Continued from Regular Meeting of January 18, 2007)
14. 2007.0101X (B. FU: (415) 558-6613)
45 LANSING STREET - south side of Lansing Street on a through lot that also fronts Harrison Street, between First and Essex Streets, Lot 059 in Assessor's Block 3749 - **Request under Planning Code Sections 309.1 and 827 for the amendment of previous approval for Determinations of Compliance**, and exceptions to allow greater than one parking space for every two units, to provide off-site open space in lieu of on-site, and for dwelling unit exposure. The subject property is located within the RH DTR (Rincon Hill Downtown Residential Mixed Use) District with a 65-X/400-R Height and Bulk designation. Preliminary Recommendation: Approval with Conditions
15. 2006.1147D (C. JAROSLAWSKY: (415) 558-6348)
67 MADRONE AVENUE - east side between Taraval and Ulloa Streets; Lot 033 in Assessor's Block 2919A - **Request for Discretionary Review** of Building Permit Application No. 2006.10.06.4439, to extend the rear two levels, approximately 15 feet into the rear yard and add a partial third level onto a single-family dwelling, one story over garage structure in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve as the project as proposed.
(Continued from Regular Meeting of February 1, 2007)
16. 2006.1488DDDD (S. MIDDLEBROOK: (415) 558-6372)
1911 FUNSTON AVENUE - west side between Rockridge Drive and Aerial Way; Lot 050 in Assessor's Block 2121A - **Request for Discretionary Review** of Building Permit Application No. 2006.0609.3616, proposing construction of a four-story horizontal addition to the rear of the subject dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
17. 2006.0070ET (C. NIKITAS: (415) 558-6306)
CONTROLS FOR LOSS OF DWELLING UNITS - **a proposed ordinance amending the Planning Code**, adding Section 317, requiring a Planning Commission hearing for any project that would eliminate existing legal dwelling and live-work units through mergers, conversions, or demolitions, and making environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. On November 2, 2006, the Commission adopted Resolution No. 17334, an intent to initiate a Planning Code amendment stipulating mandatory discretionary review of or Conditional Use for all residential merger, conversion, demolition and replacement building permit applications.
(Continued indefinitely on January 11, 2007, and re-advertised for this date)
Preliminary Recommendation: Adopt Resolution recommending adoption of the proposed amendment.

18. 2003.0773E (R. AHMADI: (415) 558-5966)

55 LAGUNA MIXED USE PROJECT - Public Hearing on Draft Environmental Impact

Report - The project site is located at 55 Laguna Street in the Hayes Valley neighborhood of San Francisco on the two city blocks bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west. The proposed project would include new construction as well as renovation of most of the vacant buildings on the former University of California Berkeley Extension Campus to provide residential, community facility, retail space, open space and parking. The project site currently contains four buildings that were formerly occupied by educational uses, including Woods Hall, Woods Hall Annex, Richardson Hall and Middle Hall. The project site also contains the UCSF dental clinic that is currently in use. The project would renovate Woods Hall, Woods Hall Annex, and most of Richardson Hall to be used for residential and community facility space. Middle Hall would be demolished, as would the Richardson Hall Administration wing, a small single-story portion of Richardson Hall located at the north end of the building. New infill construction would include the development of seven new residential buildings ranging in height between three and eight stories. The tallest building, at a maximum height of 85 feet, would be built by an organization called open-house, specifically for lesbian, gay, bisexual and transgender seniors (hereinafter referred to as the open-house building). The proposed project would accommodate up to 450 residential units including approximately 85 units in the open-house building, approximately 10,000 sq. ft. of community facility space, and up to 5,000 occupied sq. ft. of retail space. The project would provide a variety of open spaces, including a privately owned, publicly accessible park, which would be located along the Waller Street alignment. The project would provide approximately 352 on-site parking spaces, including 51 spaces for the dental clinic and up to 10 spaces for a car share organization primarily within four below ground garages, and a small amount of above-ground parking. The project would require a change in the zoning district from P (Public) to RTO (Residential-Transit Oriented) and NCT-3 (Neighborhood Commercial Transit Moderate Scale Mixed-Use), new zoning classifications proposed for Market and Octavia Area Plan, or a mixed-used Special Use District. The dental clinic would remain in a P zoning district. The project would also require an adjustment in the height and bulk designations of the site from 40 X and 80-B to 40-X, 50-X and 85-X. The proposed project would also require an amendment to the San Francisco General Plan to allow the change from a public/institutional use designation to residential mixed-use designations, and to allow an increase in building heights.

Note: Written comments will be received at the Planning Department until 5:00 p.m. on March 19, 2007.

Preliminary Recommendation: No action required.

(Continued from Regular Meeting of March 8, 2007)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

DOCUMENTS DEPT.

MAR 12 2007

Commission Chambers - Room 34
City Hall, 1 Dr. Carlton B. Goodlett Place

SAN FRANCISCO
PUBLIC LIBRARY

Friday, March 16, 2007

8:30 AM

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya;

Commission Secretary: Linda D. Avery

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1660 MISSION STREET, 5TH FLOOR RECEPTION

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8:30 AM

ROLL CALL:	Commission President:	Dwight Alexander
	Commission Vice-President:	Christina Olague
	Commissioners:	Michael Antonini; M. Sue Lee; William Lee; Kathrin Moore; Hisashi Sugaya

A. EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to consider candidates for the position of Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
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Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

Commission Chambers - Room 416
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 22, 2007

12:00 PM

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya;

Commission Secretary: Linda D. Avery

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12:00 P.M.

ROLL CALL:	Commission President:	Dwight Alexander
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	Commissioners:	Michael Antonini; M. Sue Lee; William Lee; Kathrin Moore; Hisashi Sugaya

A. EXECUTIVE SESSION

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Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 22, 2007

1:00 PM

Regular Meeting

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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1:00 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2005.0731CEKV (J. MILLER: at (415) 558-6344)
231 FRANKLIN STREET - southwest corner at Hayes Street, a through lot with additional frontage on Linden Street, Lots 2, 17 and 22 in Assessor's Block 816, in the Hayes Gough Neighborhood Commercial District and a 65-A Height and Bulk District - **Request for a Conditional Use Authorization** for a new 33-unit residential building with ground-floor retail use plus off-street parking. Conditional Use authorization is required for lot size in excess of 9,999 square feet and building bulk. This proposed project is also the subject of a requested Variance for commercial-serving off-street parking.
(Continued from Regular Meeting of March 15, 2007)
(Proposed for Continuance to April 5, 2007)

- 1b. 2005.0731CEKV (J. MILLER: at (415) 558-6344)
231 FRANKLIN STREET - southwest corner at Hayes Street, a through lot to Linden Street, Lots 2, 17 and 22 in Assessor's Block 816, in the Hayes-Gough Neighborhood Commercial District and a 65-A Height and Bulk District. **OFF-STREET PARKING VARIANCE SOUGHT** - The proposal is to construct a new residential building with approximately 33 dwelling units over approximately 6,200 square feet of ground-floor commercial use. Thirty-three underground parking spaces would be provided plus one standard space and two ANA-compliant spaces on the ground floor for a total of 36 spaces to be provided.
(Continued from Regular Meeting of March 15, 2007)
(Proposed for Continuance to April 5, 2007)

2. 2006.1080C (T. FRYE: (415) 575-6822)
1029 NATOMA STREET - between 11th Street and Lafayette Street, Block 055 in Assessor's Block 3511 - **Request for Conditional Use Authorization** to allow the demolition of the existing single residential unit pursuant to Sections 803.5(b) and 816.13 of the Planning Code. The subject property is within an SLR (Service/Light Industrial/Residential) Zoning District, the Western SOMA Special Use District, and a 50-X Height and Bulk District. The proposal is to demolish the single residential unit and construct a new 50-foot structure that would include four units and four off-street parking spaces.
(Continued from Regular Meeting of February 8, 2007)
(Proposed for Continuance to April 12, 2007)

- 3a. 2005.1062BV (M. GLUECKERT: (415) 558-6543)
650 TOWNSEND STREET - north side of Townsend Street between 7th Street and 8th Street, Lot 009 in Assessors Block 3783, in an M-2 (Heavy Industrial) Zoning District, and 65-X/100-X Height & Bulk District - **Request for office allocation pursuant to Planning Code Section 321 et seq. to authorize 375,151 square feet of office space.** The proposal is to convert approximately 269,680 square feet of business service and

approximately 105,471 square feet of exhibition space to office space within the existing building. The existing 269,680 square feet of office space and 30,730 square feet of retail space would remain. No new construction is proposed.

Preliminary Recommendation: Approval with Conditions.

(Proposed for Continuance to April 19, 2007)

- 3b. 2005.1062BV (M. GLUECKERT (415) 558-6543)
650 TOWNSEND STREET - north side of Townsend Street between 7th Street and 8th Street, Lot 009 in Assessors Block 3783, in an M-2 (Heavy Industrial) Zoning District, and 65-X/100-X Height & Bulk District. **OFF-STREET PARKING VARIANCE SOUGHT** - The building would contain 644,831 square feet of office space and 30,730 square feet of retail space. The proposed use would require a total of 1,373 parking spaces on the site. Currently, the site provides up to 971 parking spaces, via on-site parking and through the use of a valet parking system. A variance is required for the parking deficit of 402 spaces.
(Proposed for Continuance to April 19, 2007)
4. 2005.0030E (V. WISE: (415) 558-5955)
3400 CESAR CHAVEZ STREET - Lot 004 of Assessor's Block 6569, bounded by 26th Street, Cesar Chavez Street, Bartlett Street, and Mission Street - **Appeal of Preliminary Mitigated Negative Declaration** for demolition of the existing building (most recently a retail paint store) and construction of a new four-story building with a 12,000-square-foot Walgreens store and up to three smaller retail spaces on the ground floor, as well as 60 one-, two-, and three-bedroom condominiums above. The building would be about 115,000 gross square feet in size and approximately 50 feet in height. A total of about 97 parking spaces would be provided, with most located in a basement parking garage. Access to the residential and employee parking garage would be from Bartlett Street, while access to surface-level customer parking for the retail stores would be from Cesar Chavez Street. The project site is located within an NC-3 (Moderate Scale Neighborhood Commercial) zoning district and a 50-X height and bulk district. The project site is in the Easter Neighborhoods Planning Area.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of March 8, 2007)
(Proposed for Continuance to April 26, 2007)
5. 2005.0030C (J. PURVIS: (415) 558-6354)
3400 CESAR CHAVEZ STREET - north side between Mission and Bartlett Streets, and extending to 26th Street; Lot 004 in Assessor's Block 6569 - **Request for Conditional Use Authorization** to construct a mixed-use Planned Unit Development (PUD) of up to 60 dwelling units, approximately 16,000 square feet of ground floor commercial space, with up to 97 independently accessible off-street parking spaces. This project requires Conditional Use approval for a PUD with an exception from rear yard requirements and residential density limits under Section 304 of the Planning Code, for development on a lot greater than 10,000 square feet under Sections 121.1 and 712.11, for a non-residential use size greater than 6,000 square feet under Sections 121.2 and 712.21, and for a formula retail use under Sections 703.4 and 303(i). The site is within an NC-3 (Moderate-Scale Neighborhood Commercial) Use District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 8, 2007)
(Proposed for Continuance to April 26, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the

Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

6. Consideration of Adoption –
 - Draft Minutes of Special Meeting of March 9, 2007.
7. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

10. 2007.1114D (A. STARR: (415) 558-6362)
3018 CALIFORNIA STREET - north side, between Lyon and Baker Streets, Lot 011 in Assessor's Block 1023 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2007.01.12.1591 proposing to legalize a dwelling unit merger that was done without permits in an RH-2 (Residential House, Two-Family) District and 40-X Height and Bulk District. The merger will reduce the number of legal dwelling units from two to one.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
11. 2006.1131C (M. SMITH: (415) 558-6322)
285 BROAD STREET - south side between Capitol and Orizaba Avenues, Lot 035 in Assessor's Block 7114 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 121(f) to create a new lot with a lesser width than the minimum required lot width, as the result of a lot subdivision, located in a RH-1 (Residential, House, One-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 12a. 2006.1219CV (J. IONIN: (415) 558-6309)
610 FILLMORE STREET - northeast corner at Fell Street, Lot 018 in Assessor's Block 0821 - **Request for Conditional Use Authorization** to allow a "post secondary educational institution" in a Residential District pursuant to Sections 209.3(i) and 303 of the Planning Code. The proposal is to replace the vacant hotel use (with 51 guest rooms and one manager's unit) with a new satellite campus for the New College of California (with two classrooms and 42 dormitory rooms), in an RM-1 (Residential, Mixed, Low Density) District, and a 50-X Height and Bulk District. The proposal is also subject to a variance.

Preliminary Recommendation: Approval with Conditions

- 12b. 2006.1219CV (J. IONIN: (415) 558-6309)
610 FILLMORE STREET - northeast corner at Fell Street, Lot 018 in Assessor's Block 0821, located in an RM-1 District (Residential, Mixed, Low Density) District and in a 50-X Height and Bulk District - **USABLE OPEN SPACE, AND OFF-STREET PARKING VARIANCES SOUGHT:** The proposal is to replace the vacant hotel use (with 51 guest rooms and one manager's unit) with a new satellite campus for the New College of California (consisting of two classrooms and a dormitory with 42 rooms). The post secondary educational institution with dormitory requires a variance from providing approximately 1,260 square feet of common usable open space and a variance from providing 11 off-street parking spaces. The proposal is also subject to a conditional use authorization.

F. REGULAR CALENDAR

13. 2006.0070ET (C. NIKITAS: (415) 558-6306)
CONTROLS FOR LOSS OF DWELLING UNITS - a **proposed ordinance amending the Planning Code**, adding Section 317, requiring a Planning Commission hearing for any project that would eliminate existing legal dwelling and live-work units through mergers, conversions, or demolitions, and making environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. On November 2, 2006, the Commission adopted Resolution No. 17334, an intent to initiate a Planning Code amendment stipulating mandatory discretionary review of or Conditional Use for all residential merger, conversion, demolition and replacement building permit applications.

(Continued indefinitely on January 11, 2007, and re-advertised for this date)

Preliminary Recommendation: Adopt Resolution recommending adoption of the proposed amendment.

(Continued from Regular Meeting of March 15, 2007)

- 14a. MISSION BAY - As part of the public hearing for items 14b & 14c, this informational presentation is included on the Mission Bay Planning Process, Design for Development Controls, and recent developments.

- 14b. 2006.1536B (M. GLUECKERT: (415) 558-6543)
1515 THIRD STREET, AKA MISSION BAY SOUTH, BLOCK 27, PARCEL 1; AKA LOT 012 IN ASSESSORS BLOCK 8721 - **application for design review and office allocation pursuant to Planning Code Section 321 et seq.** to construct a new six-story building, approx. 216,491 gsf, with a total office space allocation of 202,893 sf. The building is approx. 89' in height and will provide approx. 12,169 sf of ground floor retail space. Parking will be provided on-site on Block 27, Parcels 2 and 3. The site is located in a Mission Bay Commercial-Industrial Zoning District and an HZ-5 Height District.

Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of February 22, 2007)

- 14c. 2006.1509B (M. GLUECKERT: (415) 558-6543)
1455 THIRD STREET AND 455 MISSION BAY BLVD. SOUTH, AKA MISSION BAY SOUTH, BLOCK 26, PARCELS 1-3; AKA LOT 012 IN ASSESSORS BLOCK 8721 - **application for design review and office allocation pursuant to Planning Code Section 321 et seq.** to construct three new buildings, with a total of approx. 380,999 gsf, and a total office space allocation of 373,487 sf. Building 1 is approx. 159' in height. Buildings 2 and 3 are approx. 90' in height. Ground floor retail space will be provided in Buildings 1 and 2. Parking will be provided off-site on Block 27. The site is located in a Mission Bay Commercial-Industrial Zoning District and an HZ-5 Height District.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of February 22, 2007)
- 15a. 2006.0584KXCV (M. LI: (415) 558-6396)
1407-1435 MARKET STREET AND 16-70 TENTH STREET - southwest corner of Tenth and Market Streets; Lot 041 (a portion of the former Lot 039) in Assessor's Block 3507 - **Request for a Section 309 Determination of Compliance and Request for Exceptions.** The proposed project is the construction of two buildings sharing a common base and containing approximately 719 dwelling units, approximately 19,000 square feet of commercial space, and a garage with a capacity of up to 668 parking spaces (578 residential spaces and 90 commercial spaces). The taller north tower, at the corner of Tenth and Market Streets, will be 35 stories and approximately 352 feet high with a 12-story, 123-foot-high base along Market Street. The shorter south tower, at the corner of Tenth and Jessie Streets, will be 19 stories and approximately 220 feet high. The two towers will be connected by a nine-story, 93-foot-high base running along Tenth Street. The project requires separation of towers, rear yard, comfort-level wind, parking, architectural vertical extension, ten percent upper tower extension, and bulk exceptions pursuant to Section 309(a).
Preliminary recommendation: Approval with conditions
(Continued from Regular Meeting of February 22, 2007)
- 15b. 2006.0584KXCV (M. LI: (415) 558-6396)
1407-1435 MARKET STREET AND 16-70 TENTH STREET - southwest corner of Tenth and Market Streets; Lot 041 (a portion of the former Lot 039) in Assessor's Block 3507 - **Request for Conditional Use Authorization** to (1) allow additional square footage above the base FAR of 6.0 to 1 for dwelling units that will be affordable for a minimum of 20 years to households whose incomes are within 150 percent of the median income and (2) exceed the maximum dwelling unit density ratio of one dwelling unit for every 125 square feet of lot area in connection with the mixed-used project described in Item 15a.
Preliminary recommendation: Approval with conditions
(Continued from Regular Meeting of February 22, 2007)
- 15c. 2006.0584KXCV (M. LI: (415) 558-6396)
1407-1435 MARKET STREET AND 16-70 TENTH STREET - southwest corner of Tenth and Market Streets; Lot 041 (a portion of the former Lot 039) in Assessor's Block 3507 - **Request for an elevator penthouse height exemption and usable open space dimension, dwelling unit exposure, hazard-level wind, and loading entry variances** in connection with the mixed-used project described in Item 15a. The request for exemptions/variances will be considered by the Zoning Administrator.
(Continued from Regular Meeting of February 22, 2007)
16. 2006.0473CE (M. WOODS: (415) 558-6315)
2125 CHESTNUT STREET - southwest corner at Steiner Street; Lot 28 (formerly Lots 20 and 21) in Assessor's Block 0490 - **Request for Conditional Use Authorization** to allow

a "formula retail use" and for a use size greater than 3,999 square feet pursuant to Sections 121.2, 303(c), 303(j), 703.4 and 711.21 of the Planning Code. The proposal is to renovate and expand an existing retail store, currently occupied by Walgreens (a retail drug store) for occupancy by Apple Inc. (a retail computer and electronic store), which is a formula retail use, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

17. 2006.1347C (A. HESIK: (415) 558-6602)
1435-1445 STOCKTON STREET - west side between Vallejo and Green Streets, Lot 002 in Assessor's Block 0130 - **Request for conditional use authorization** to establish a retail coffee store as defined in Planning Code Section 790.102(n). The proposed use would not be a formula retail use as defined in Planning Code Section 703.3. The proposal is to modify the existing ground-floor bookstore (d.b.a. "A. Cavalli & Co.") by adding a retail coffee store. No alcoholic beverages are proposed to be served under this application. There would be no physical expansion of the existing building. The site is within the North Beach NCD (Neighborhood Commercial District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
18. 2006.1515C (J. IONIN: (415) 558-6309)
1900 FILLMORE STREET - northeast corner at Bush Street, Lot 019 in Assessor's Block 0660 - **Request for Conditional Use Authorization** to allow a "financial service" pursuant to Sections 718.49 and 303 of the Planning Code. The proposal is to convert an approximately 625 square foot storefront (currently vacant, previously operated as a nail salon) to a financial service (d.b.a. "Sterling Bank & Trust"), in the Upper Fillmore Neighborhood Commercial District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
19. 2006.0766EX (J. MILLER: (415) 558-6344)
345 STOCKTON STREET - west side between Post and Sutter Streets, Lot 16 in Assessor's Block 295, in a C-3-R (Downtown Retail) Zoning District and an 80-130-F Height and Bulk District - **Review under Planning Code Section 309** of the renovation of an existing building (Grand Hyatt Hotel) involving a reconfiguration of the lobby and outdoor public plaza area.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 8, 2007)
20. 2006.0922I (T. TAM: (415) 558-6325)
1001 POTRERO AVENUE - east side between 22nd and 23rd Streets; Lot 1 in Assessor's Block 4151 - Public Hearing on the proposed Update to the 1987 **Institutional Master Plan (IMP) for the San Francisco General Hospital Medical Center (SFGHMC)**. Since 1987, there have been several developments on the SFGHMC campus including but not limited to construction of two new floors for the Statewide AIDS Research Laboratory on the Pathology Building in 1990, construction of the 98,000 square-foot San Francisco Behavior Health Facility on the northern end of the campus in 1992, and the construction of the 5,500 square-foot Avon Comprehensive Breast Care Center adjacent of 22nd Street in 2004. More recently, SFGHMC proposes to construct and operate a medical helipad on the rooftop of the existing Main Hospital building and to build a new acute care hospital in compliance with California Senate Bill (SB) 1953 on the campus. SB 1953 mandates that all acute care building meet established seismic standards by 2013. A full IMP that reflects the proposed new acute care hospital development and its impacts will be prepared in the near future and be submitted separately from this update. This item is

for receipt of public testimony only; no action is required. The property is in the P (Public) Use District and a 105-E Height and Bulk District.

6:00 P.M.

G. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

H. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

21. 2003.0347E (R. AHMADI: (415)-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Certification of Final Environmental Impact Report - The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, and Moderate-Scale Mixed Use Districts (NCT-3). It would also increase height limits in certain areas and reduce height limits in other areas. The proposed zoning and height reclassifications would increase the potential for residential development in the area. Preliminary Recommendation: Certify the Final Environmental Impact Report.
Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Continued from Regular Meeting of March 8, 2007)

I. PUBLIC HEARING:

22. 2003.0347E (R. AHMADI: 414-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Adoption of CEQA Findings Related to EIR and Potential Project Approval Action - The project includes proposed amendments to the General Plan, Planning Code and Zoning Map. The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would: (1) amend the General Plan, adding a new Area Plan (the Market and Octavia Area Plan) and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index; and (2) amend the Planning Code and Zoning Map to reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-

Transit, Moderate-Scale Mixed Use Districts (NCT-3). The project would also increase height limits in certain areas and reduce height limits in other areas, and establish new fees. The proposed zoning and height reclassifications would increase the potential for residential development in the area.

Preliminary Recommendation: Adopt CEQA Findings.

(Continued from Regular Meeting of March 8, 2007)

23. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395)

MARKET AND OCTAVIA PLAN AMENDMENTS - The Planning Commission will hold a public hearing to consider additional information related to the Market and Octavia Plan and may consider adopting General Plan, Planning Code, Zoning Map amendments and adopting other actions related to the Market and Octavia Plan. The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91).

Hearing # 8 – March 22, 2007 - Schedule for Planning Commission Hearing

- Respond to Commissioner comments on Affordable Housing, Height Controls and other topics (item a)
- Finalize Plan for Adoption (item a)
- Consider taking action to approve resolutions adopting amendments to the General Plan, Planning Code, Zoning Map and approving interim procedures within the project area (items b, c, d, e)

The Planning Commission has held a number of public hearings to consider Case No. 2003.0347MTZU. Hearings were held on October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, Nov. 16, 2006, January 11, 2007, Feb. 8, 2007, and Feb. 15, 2007. At the hearings, the Planning Commission considered various aspects of the Project, including adopting General Plan, Planning Code and Zoning Map amendments and adopting interim procedures for review of projects within the plan area to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>. The Commission has considered staff presentations and public comment on specific aspects of the Plan and proposed amendments at each hearing. The Planning Commission will consider the following items and may take action on or after March 15, 2007. Be advised that due to the nature of the public hearings, the Commission may continue any particular hearing item and/or may not hear all items at the hearing. To confirm the final Commission Hearing schedule, on the week of the hearing please visit:

http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>. In addition to providing information about the proposed General Plan, Planning Code and Zoning Map amendments, staff will also provide follow-up information on issues discussed at earlier hearings.

Together, the Commission actions are intended to implement the Market and Octavia Plan. In addition, an historic survey is currently being done of the project area; property owners considering constructing or altering a building in this area should consult with Planning Department staff to determine the historic resource status of their property. Property owners and interested parties are advised that height limits and other controls do not provide unqualified rights to development, but rather, proscribe the maximum potential building envelope that may be permitted; proposed buildings may not reach the maximum permitted building height/envelope. The Commission may also consider establishing interim procedures to guide the review of plans to construct new structures and alter existing structures to protect potentially eligible historic resources in the Plan Area prior to conclusion of an historic resources survey.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco, CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near 16th & Market Sts.)). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>. At this hearing, the Planning Commission will consider the following aspects of the Plan:

- a. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395) **MARKET AND OCTAVIA PLAN AMENDMENTS - Informational hearing on components of the Market and Octavia Plan.** Described in item 23 above. Staff will respond to Commissioner comments and questions on affordable housing, height controls and other topics raised at earlier public hearings. The Planning Commission may also finalize the Plan for adoption of amendments to the General Plan, Planning Code, Zoning Map and adoption of interim procedures for review of projects within the Plan area.
Preliminary Recommendation: Informational Item, no action requested.
- b. 2003.0347MTZU J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395) **MARKET AND OCTAVIA PLAN AMENDMENTS**
Adoption of amendments to the General Plan for the area described in item 23 above. The proposed General Plan amendment would add a new area plan, the Market and Octavia Area Plan, and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan.
Preliminary Recommendation: Adopt a Draft Resolution amending the General Plan.
- c. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395) **MARKET AND OCTAVIA PLAN AMENDMENTS**
Adoption of amendments to the Planning Code for the area described in item 23 above. The proposed Planning Code amendment would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees.
In order to fund the community improvements identified in the Plan, the Program document proposes to establish a Development Impact Fee, requiring the growth that generates the demand for additional infrastructure and services to provide some of the revenue required to fund the improvements. The proposal establishes a development impact fee on new residential and commercial development in the Plan Area. The fee

proposal is \$10.00 per square foot of residential development, and \$4.00 per square foot of commercial development.

To encourage the provision of necessary and desirable public infrastructure improvements and also in order to mitigate the impacts of this increased localized density, the Department has established the Van Ness and Market Neighborhood Infrastructure Fund. Developers may provide in-kind public improvements (such as open space or streetscape improvements) or proportional in-lieu contributions to this fund that will allow the city to develop these facilities. The Department estimates that no more than 6 potential development sites would benefit from participating in the program. The Department has set the value of the additional FAR at par with the current market value of historic TDR credits (\$15 per square foot).

Preliminary Recommendation: Adopt a Draft Resolution amending the Planning Code.

- d. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395)

MARKET AND OCTAVIA PLAN AMENDMENTS

Adoption of amendments to the Zoning Map for the area described in item 23 above.

The proposed Zoning Map amendment would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan. The proposed changes are described in greater detail in Case 2003.0347T (above). As part of Case No. 2003.0347T, the proposed Planning Code text amendment would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees. The proposed amendments are described more fully below:

Establishment of Three Zoning Districts in the Plan Area

The Transit-Oriented Residential Use District (RTO) will replace most of the RH and RM districts zoning north and south of the Market Street corridor, extending north to Turk Street, west to Noe and Scott Streets, and South to Sixteenth Street. The proposed RTO district will encourage moderate-density, multi-family, and residential infill. Because of the availability of transit service, proximity of retail and services within walking distance, and limitation on permitted parking the RTO permits the construction of some housing without accessory parking. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing within buildings in keeping with neighborhood scale. Proposed heights in Residential Transit Oriented (RTO) Districts and RH districts primarily remain 40 and 50 feet as currently classified; in some RTO areas, permitted heights will change from 50, 80 and 105 feet to 40 and 50 feet.

A Neighborhood Commercial Transit District (NCT) will overlay the Hayes-Gough Neighborhood Commercial District and portions of the Upper Market and Valencia Neighborhood Commercial Districts within the Market and Octavia neighborhood. In named NCT and NC-1 (T) districts, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls. They include current Neighborhood Commercial Districts (Hayes-Gough, portions of the Upper Market, Valencia) and several parcels currently zoned NC-1.

The Van Ness and Market Downtown Residential Special Use District (VNMDR-SUD) will permit the development of a transit-oriented, high-density, mixed-use neighborhood around the intersections of Van Ness Avenue and Market Street and South Van Ness Avenue and Mission Street. This SUD will overlay existing C-3-G districts and existing C-M districts will be rezoned to C-3-G with this new VNMDR-SUD. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing in buildings with mixed-used

podiums and some residential towers at two key intersections: Market Street and Van Ness Avenue and Mission Street and South Van Ness Avenue. Proposed heights in the Van Ness and Market Downtown Residential Use District (VNMDR-SUD) will change from 120, 130, 150, 160, 200 and 320 feet to 85, 120, 200, 320 and 400 feet; towers will be permitted over a podium of 85 or 120 feet; the highest towers will be permitted in the vicinity of the Market Street/Van Ness Avenue intersections.

In the Transit-Oriented Neighborhood Commercial Use Districts (NCT), height districts will change from 50, 80 and 105 feet to primarily 55, 65 and 85 feet; these districts will be located in SoMa West and along Market Street. The NCT district will largely replace C-M and NC-3 districts. In the NCT district, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls in place in the NC-3 district. Some heights on some parcels near Brady Street will change from 105 and 60 feet to 40 feet and 85 feet on parcels surrounding a proposed public open space.

Preliminary Recommendation: Adopt a Draft Resolution amending the Zoning Map.

- e. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395) **MARKET AND OCTAVIA PLAN AMENDMENTS - Adoption of a resolution establishing interim procedures** for the area described in item 23 above. Case Establishing interim procedures for Planning Department use for review of projects proposed within the Market and Octavia Plan area to protect potential historic buildings and potential eligible historic district or districts until an historic resources survey (Survey) is completed and the results of the Survey are incorporated into the Market and Octavia Plan and implementing instruments.

Preliminary Recommendation: Adopt a Draft Resolution adopting interim procedures.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

ADDENDUM

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, March 22, 2007

1:00 PM

Regular Meeting

DOCUMENTS DEPT.

MAR 19 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Katherin Moore, Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

- 5z. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for review by the Planning Commission under Planning Code ("Code") Section 309** of a four-story addition to an existing eight-story building (with a partial ninth floor) requiring exceptions. In addition, this project requires the allocation of approximately 67,310 square feet of office space pursuant to the standards of Code Section 321. The site is in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office – Special District) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of February 22, 2007)
(Proposed for Continuance to April 5, 2007)

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SAN FRANCISCO

PLANNING COMMISSION

PLANNING DIRECTOR SEARCH SUBCOMMITTEE

Notice of Cancellation of Special Meeting

**Commission Chambers - Room 416
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, March 29, 2007

12:00 PM

DOCUMENTS DEPT.

MAR 26 2007

SAN FRANCISCO
PUBLIC LIBRARY

**Members of the Subcommittee:
President: Dwight S. Alexander
Vice-President: Christina Olague
Commissioners: Kathrin Moore and Hisashi Sugaya;**

Commission Secretary: Linda D. Avery

**SAN FRANCISCO
PLANNING COMMISSION
&
BUILDING INSPECTION COMMISSION**

NOTICE OF SPECIAL JOINT HEARING

**Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 29, 2007
5:30 PM**

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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5:30 PM _____

ROLL CALL:

PLANNING COMMISSION: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee;
William L. Lee; Kathrin Moore;
Hisashi Sugaya

BUILDING INSPECTION COMMISSION: Commission President: Debra Walker
Commission Vice-President: Frank Lee
Commissioners: Joe Grubb; Mel Murphy; Criss Romero;
Vahid Sattary; Michael Theriault

A. SPECIAL CALENDAR

1. Discussion and possible action to establish criteria for requesting the technical expertise and input from the Building Department and Fire Department at the earliest stages of consideration for entitlements for certain types of projects such as tall buildings, steep slopes or difficult site conditions, limited Fire Department access due to narrow streets, etc.
2. Discussion and possible action to initiate changes to the Building and Planning codes and processes to make them more consistent with each other, by both DBI and Planning for demolitions, substantial alterations, conditional use and variances.
3. Discussion and possible action to develop minimum submittal criteria that must be included on the permit plan submittal sheets for microfilming as part of the permanent record. Examples include copies of the 311 notification documents generated by Planning, conditions of approval, letters of determination, etc.
4. Report on DBI Seismic Safety Initiatives.

5. (S. DENNIS: (415) 558-6314)
COMMUNITY SAFETY ELEMENT UPDATE - Informational report on the recently completed preliminary draft update of the Community Safety Element of the City's General Plan. This update was directed per the Mayor's Executive Directive 06-01 dated May 10, 2006, and was developed by an interdepartmental taskforce led by the City Administrator's Office and consisting of the Department of Building Inspection, the Planning Department, the Department of Public Works, and the Department of Emergency Management. The update is intended to incorporate any new information about hazards faced by the City, incorporate information on current programs dealing with disaster preparedness, response and recovery, and to better address the City's objectives of response, recovery, and long-term rebuilding.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION Notice of Special Meeting

Commission Chambers - Room 416
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 5, 2007

10:00 AM

Special Meeting

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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10:00 AM _____

ROLL CALL: Commission President: Dwight S. Alexander
 Commission Vice-President: Christina R. Olague
 Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
 Kathrin Moore; Hisashi Sugaya

- A. AFFORDABLE HOUSING IN SAN FRANCISCO - The Mayor's Office of Housing will provide an information-only presentation on the City's affordable housing policies and strategies. The presentation will include information on the City's Inclusionary Housing Policy as well as publicly-funded housing development and programs.

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 5, 2007
1:30 PM
Regular Meeting**

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

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1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0204C (M. LI: (415) 558-6396)
1145 POLK STREET (AKA 1201 SUTTER STREET) - southwest corner at Sutter Street, Lot 001 in Assessor's Block 0691 - **Request for Conditional Use Authorization** to (1) establish a small self-service restaurant (dba "Café Ya-Bon") of approximately 800 square feet and (2) extend the hours of operation past 2:00AM in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. The subject business is currently operating as a retail coffee store, which does not allow on-site food preparation. There will be no physical expansion of the subject building or commercial space.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to April 12, 2007)
- 2a. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for review by the Planning Commission under Planning Code Section 309** of a four-story addition to an existing eight-story building (with a partial ninth floor) requiring exceptions to Planning Code standards for freight loading and building bulk, in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office – Special Development) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of March 22, 2007)
(Proposed for Continuance to May 10, 2007)
- 2b. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for allocation of office space by the Planning Commission under Planning Code Section 321** in conjunction with a four-story addition to an existing eight-story building (with a partial ninth floor). This project requires the allocation of approximately 67,310 square feet of office space. The site is in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office – Special Development) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of March 22, 2007)
(Proposed for Continuance to May 10, 2007)
- 3a. 2004.0072D (G. CABREROS: (415) 558-6169)
2632 CABRILLO STREET - north side between 27th and 28th Avenues; Lot 018 in Assessor's Block 1617 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.06.24.7792, proposing to demolish an existing two-story, single-family dwelling in an RH-2 (Residential, House, Two-Family District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.

(Continued from Regular Meeting of March 15, 2007)
(Proposed for Continuance to April 19, 2007)

- 3b. 2004.0073D (G. CABREROS: (415) 558-6169)
2632 CABRILLO STREET - north side between 27th and 28th Avenues; Lot 018 in Assessor's Block 1617 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.06.24.7794, proposing to construct a new three-story, two-unit building in an RH-2 (Residential, House, Two-Family District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of March 15, 2007)
(Proposed for Continuance to April 19, 2007)
4. 2007.0109D (K.CONNER: (415) 575-6914)
1944 OCEAN AVENUE - north side at the northeast corner of the intersection with Fairfield Way; Lot 020C in Assessor's Block 3281 - **Request for Mandatory Discretionary Review** of Building Permit Application No. 2006.12.29.0768, to maintain operation of an existing Medical Cannabis Dispensary (d.b.a. Alternative Relief Coop). This parcel is located within the Ocean Avenue Fast Food subdistrict within the NC-2 (Small Scale Neighborhood Commercial), District, and the 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to April 19, 2007)
5. 2005.0302U (D. DIBARTOLO: (415) 558-6291)
1735 FRANKLIN STREET - the Brandenstein (Bransten) House, west side between California and Sacramento Streets, in Assessor's Block 0641, Lot 002 - **Consideration of adoption of a resolution recommending approval of a Mills Act historical property contract for 1735 Franklin Street, the Brandenstein House, which is San Francisco Landmark No. 126 and listed on the California Register of Historical Resources. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. The subject property is within an RH- (Residential, House, Two-Family) District and a 40-X Height and Bulk District.**
Preliminary Recommendation: Approval
(Proposed for Continuance to April 19, 2007)
- 6a. 2006.0388D (S. MIDDLEBROOK: (415) 558-6372)
365 DOUGLASS STREET - east side between 19th and 20th Streets. Block 2699, Lot 31 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of residential demolitions, under Demolition Permit Application number 2006.02.03.3728. The proposal is to demolish the existing one-story single-family dwelling. The subject property is located in a RH-2 (Residential, Two Units) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Continued from Regular Meeting of February 1, 2007)
(Proposed for Continuance to April 19, 2007)

- 6b. 2006.0389D (S. MIDDLEBROOK: (415) 558-6372)
365 DOUGLASS STREET - east side between 19th and 20th Streets, Block 2599, Lot 031 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction, under Building Permit Application number 2006.02.033732, in conjunction with the demolition of a single family dwelling under case 2006.0388D with Demolition Permit Application number 2006.02.03.3728. The proposal is to construct a new, three-story single-family dwelling. The subject property is located in a RH-2 (Residential, Two Units) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the new construction.

(Continued from Regular Meeting of February 1, 2007)

NOTE: On 11/30/06, following public testimony, the public hearing was closed. The Commission continued this matter to 2/1/07 with instructions to the project sponsor to consider a new design and neighborhood character. The public hearing remains open.

(Proposed for Continuance to April 19, 2007)

7. 2006.1095C (M. SMITH: (415) 558-6322)
2035 IRVING STREET - south side between 21st and 22nd Avenues, Lot 11B in Assessor's Block 1776 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 711.44 to legalize a 995 square-foot small, self-service restaurant, located in a NC-2 (Small-Scale Neighborhood Commercial) District and 105-A Height and Bulk District.

Preliminary Recommendation: Pending

(Proposed for Continuance to April 26, 2007)

B. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

C. REGULAR CALENDAR

8. 2006.0665DDDDDDDDDD (M. SMITH: (415) 558-6322)
652 DUNCAN STREET - north side between Diamond and Newburg Streets, Lot 002J in Assessor's Block 6589 - **Requests for Discretionary Review** of Building Permit Application No. 2005.12.23.0995, proposing to construct a partial one-story vertical addition and a rear horizontal addition on a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take discretionary review and approve the project with modifications.

(Continued from Regular Meeting of February 1, 2007)

9. 2006.1415D (G. CABREROS: (415) 558-6169)
2721 PIERCE STREET - west side between Green and Vallejo Streets, Lot 006 in Assessor's Block 0560 - **Request for Discretionary Review** of Building Permit Application No. 2006.07.03.5586 proposing to remove an existing sun porch at the rear of the building and to construct a two-story rear addition with basement measuring approximately 19 feet deep by 12 feet wide. The existing building is a single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Approve project with modifications.

(Continued from Regular Meeting of March 8, 2007)

10. 2004.0588E (V. WISE: (415) 558-5955)
255 SEVENTH STREET, WESTBROOK PLAZA - Public Hearing on The Draft Environmental Impact Report (EIR). The project site is located at 255 Seventh Street (Assessor's Block 3731, Lots 126 and 154) mid-block between Howard and Folsom Streets in the South of Market neighborhood. The approximately 23,655-square-foot, T-shaped project site fronts the east side of Seventh Street and the west side of Moss Street. The existing site includes a one-story commercial building totaling about 2,000 square feet and a one-story building totaling about 960 square feet. The rest of the lot is occupied by a surface parking lot. The proposed project would demolish both structures and eliminate the surface parking lot. The proposed project would result in the construction of two new buildings and a subsurface parking lot with 45 off-street parking spaces. A five-story, 50-foot building with three levels of residential above a two-level health center would front Seventh Street. A four-story, 40-foot residential building would front Moss Street. The Seventh Street Building would contain an approximately 20,000-square-foot out-patient South of Market Health Center (SMHC) and 30 affordable dwelling units. The Moss Street Building would have 19 affordable dwelling units. The project site is within the SLR (Service/Light Industrial Mixed Use) and RED (Residential Enclave) zoning districts and the 50-X/40-X height and bulk districts. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines.
Preliminary Recommendation: No Action Required
Note: Written comments will be accepted at the Planning Department's offices until the close of business on April 9, 2007.
11. 2006.0208C (S. MIDDLEBROOK: (415) 558-6372)
4716-4722 MISSION STREET - west side, between Ruth and Leo Streets, Lots 014 and 015 in Assessor's Block 6955 - **Request for Conditional Use Authorization** under Planning Code 712.39 to demolish both the existing mixed-use building with a second floor dwelling unit and the existing commercial building in order to merge the two lots and to construct a 5-story, residential/commercial mixed-use building with 8 residential units, 8 off-street parking places, and ground floor commercial within a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 65-A Height and Bulk designation.
Preliminary Recommendation: Approval with Conditions.
- 12a. 2005.0731CEKV (J. MILLER: at (415) 558-6344)
231 FRANKLIN STREET - southwest corner at Hayes Street, a through lot with additional frontage on Linden Street, Lots 2, 17 and 22 in Assessor's Block 816, in the Hayes Gough Neighborhood Commercial District and a 65-A Height and Bulk District - **Request for a Conditional Use Authorization** for a new 33-unit residential building with ground-floor retail use plus off-street parking. Conditional Use authorization is required for lot size in excess of 9,999 square feet and building bulk. This proposed project is also the subject of a requested Variance for commercial-serving off-street parking.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 22, 2007)
- 12b. 2005.0731CEKV (J. MILLER: at (415) 558-6344)
231 FRANKLIN STREET - southwest corner at Hayes Street, a through lot to Linden Street, Lots 2, 17 and 22 in Assessor's Block 816, in the Hayes-Gough Neighborhood Commercial District and a 65-A Height and Bulk District. **Off-Street Parking Variance Sought** - The proposal is to construct a new residential building with approximately 33 dwelling units over approximately 6,200 square feet of ground-floor commercial use.

Thirty-three underground parking spaces would be provided plus one standard space and two ANA-compliant spaces on the ground floor for a total of 36 spaces to be provided. The request for the variance would be considered by the Zoning Administrator.
(Continued from Regular Meeting of March 22, 2007)

- 13a. 2006.1414C (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay and Washington Streets; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization** pursuant to Sections 228.2, 228.3 and 303 of the Planning Code to convert the property's use from a gas station (Shell) within an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District, and an 80-D Height and Bulk District. The gas station ceased operation in approximately October of 2004. The subject case will address land use violations on the property. A companion case (Case 2006.0741C) will seek to establish an off-street parking facility (temporary).
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of February 8, 2007)
- 13b. 2006.0741C (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay and Washington Streets; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization** pursuant to Sections 209.7 and 303 of the Planning Code to establish an off-street parking facility (temporary) within an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District. The surface parking lot will provide approximately 33 parking spaces. A companion case (Case 2006.1414C) will seek to authorize the conversion of a defunct gas station (Shell). The subject case will address land use violations on the property.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of February 8, 2007)
- 13c. 2004.0890CV (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay Street and Van Ness Avenue; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization**, pursuant to Sections 253.2 and 303 of the Planning Code to allow the construction of a building which exceeds 40 feet in height, to construct a mixed-use building of 80 feet in height with approximately 3,000 square feet of ground-floor commercial space, up to 35 dwelling units and 35 below-grade off-street parking spaces within an RC-4 (Residential-Commercial Combine, High Density) Use District, an 80-D Height and Bulk District, and the Van Ness Special Use District.
Preliminary Recommendation: Approval with conditions.
- 13d. 2004.0890CV (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay Street and Van Ness Avenue; Lot 012 in Assessor's Block 0619 - **Request for Variances** from the rear yard and exposure requirements, pursuant to Sections 135, 243(c)(6), and 307(g) of the Planning Code to allow a modified required rear yard for the project and an exception to the exposure requirement for 14 units. The Zoning Administrator will consider the request following the Planning Commission's consideration of the Conditional Use authorization.
14. 2006.1087C (E. JACKSON: (415) 558-6363)
853-855 GOETTINGEN STREET - northeast side, between Olmstead and Mansell, Lot 012 in Assessor's Block 6154 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 121 and 303 to allow creation of a lot less than 25 feet in width, for a lot split of a 50 foot wide lot into two lots of 21 feet and 29 feet wide within an RH-1 (Residential, House, Single-Family) District with a 40-X Height and Bulk designation. A

new single-family dwelling is proposed on the newly created lot at 853 Goettingen Street. The existing single-family dwelling at 855 Goettingen Street will be expanded at the rear and side.

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of March 1, 2007)

15. 2006.1275TZ (P. LORD: (415) 558-6311)
PACIFIC AVENUE PROPOSED REZONING - The proposed Ordinance would amend Planning Code and Zoning Maps for the City and County of San Francisco to create a new Neighborhood Commercial District on Pacific Avenue east of Polk Street to the east side of the intersection of Pacific Avenue and Jones Street. The remainder of the parcels east of Jones to Taylor Street would be rezoned to RM-1 (Small Scale Mixed Use Residential). This proposed rezoning would also eliminate the existing Planning Code Section 236 provisions for a Garment Manufacturing Special Use District in the neighborhood. The proposed Ordinance has been crafted to permit the continued use of the commercial portions of Pacific Avenue in a neighborhood commercial zoning district that has been tailored to meet the small scale operational needs and sentiments of local residential property owners and businesses. The tailored controls for the Pacific Avenue NCD preserve the scale and existing character of the neighborhood by reducing allowable height limits, increased rear yard requirements and limiting appropriate commercial uses on the street. The garment manufacturing Special Use District no longer has commercial viability or locational needs in this neighborhood.
Preliminary Recommendation: Approval and forward to the San Francisco Board of Supervisors for consideration.
- 16a. 2006.0584KXCV (M. LI: (415) 558-6396)
1407-1435 MARKET STREET AND 16-70 TENTH STREET - southwest corner of Tenth and Market Streets; Lot 041 (a portion of the former Lot 039) in Assessor's Block 3507 - **Request for a Section 309 Determination of Compliance and Request for Exceptions**. The proposed project is the construction of two buildings sharing a common base and containing approximately 719 dwelling units, approximately 19,000 square feet of commercial space, and a garage with a capacity of up to 668 parking spaces (578 residential spaces and 90 commercial spaces). The taller north tower, at the corner of Tenth and Market Streets, will be 35 stories and approximately 352 feet high with a 12-story, 123-foot-high base along Market Street. The shorter south tower, at the corner of Tenth and Jessie Streets, will be 19 stories and approximately 220 feet high. The two towers will be connected by a nine-story, 93-foot-high base running along Tenth Street. The project requires separation of towers, rear yard, comfort-level wind, parking, architectural vertical extension, ten percent upper tower extension, and bulk exceptions pursuant to Section 309(a).
Preliminary recommendation: Approval with conditions
(Continued from Regular Meeting of March 22, 2007)
- 16b. 2006.0584KXCV (M. LI: (415) 558-6396)
1407-1435 MARKET STREET AND 16-70 TENTH STREET - southwest corner of Tenth and Market Streets; Lot 041 (a portion of the former Lot 039) in Assessor's Block 3507 - **Request for Conditional Use Authorization** to (1) allow additional square footage above the base FAR of 6.0 to 1 for dwelling units that will be affordable for a minimum of 20 years to households whose incomes are within 150 percent of the median income and (2) exceed the maximum dwelling unit density ratio of one dwelling unit for every 125 square feet of lot area in connection with the mixed-used project described in Item 16a.
Preliminary recommendation: Approval with conditions
(Continued from Regular Meeting of March 22, 2007)

- 16c. 2006.0584KXCV (M. LI: (415) 558-6396)
1407-1435 MARKET STREET AND 16-70 TENTH STREET - southwest corner of Tenth and Market Streets; Lot 041 (a portion of the former Lot 039) in Assessor's Block 3507 - **Request for an elevator penthouse height exemption and usable open space dimension, dwelling unit exposure, hazard-level wind, and loading entry variances** in connection with the mixed-used project described in Item 16a. The request for exemptions/variances will be considered by the Zoning Administrator.
(Continued from Regular Meeting of March 22, 2007)

6:00 P.M.

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

17. 2003.0347E (R. AHMADI: (415)-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Certification of Final Environmental Impact Report - The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, and Moderate-Scale Mixed Use Districts (NCT-3). It would also increase height limits in certain areas and reduce height limits in other areas. The proposed zoning and height reclassifications would increase the potential for residential development in the area.
Preliminary Recommendation: Certify the Final Environmental Impact Report.
Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Continued from Regular Meeting of March 8, 2007)
NOTE: On March 22, 2007, following public testimony, the Commission closed public hearing and passed a motion of intent to certify by a vote of +4 -1. Commissioner Moore voted no. Commissioners Alexander and Sugaya were absent.

18. 2003.0347E (R. AHMADI: 414-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Adoption of CEQA Findings Related to EIR and Potential Project Approval Action - The project includes proposed amendments to the General Plan, Planning Code and Zoning Map. The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would: (1) amend the General Plan, adding a new Area

Plan (the Market and Octavia Area Plan) and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index; and (2) amend the Planning Code and Zoning Map to reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, Moderate-Scale Mixed Use Districts (NCT-3). The project would also increase height limits in certain areas and reduce height limits in other areas, and establish new fees. The proposed zoning and height reclassifications would increase the potential for residential development in the area.

Preliminary Recommendation: Adopt CEQA Findings.

(Continued from Regular Meeting of March 8, 2007)

NOTE: On March 22, 2007, following public testimony, the Commission closed public hearing and passed a motion of intent to adopt by a vote of +4 -1. Commissioner Moore voted no. Commissioners Alexander and Sugaya were absent.

- 19a. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395) MARKET AND OCTAVIA PLAN AMENDMENTS - The Planning Commission will consider **adopting General Plan, Planning Code, Zoning Map amendments and approve other actions related to the Market and Octavia Plan.** On March 22, 2007, the Planning Commission adopted a Motion of Intent to adopt amendments to the General Plan, Planning Code, Zoning Map and other approval actions. The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91).

Hearing # 9 – April 5, 2007 - Schedule for Planning Commission Consideration

- Respond to Commissioner comments and questions.
- Consider taking action to approve resolutions adopting amendments to the General Plan, Planning Code, Zoning Map and approving interim procedures within the project area (items a, b, c, d)

The Planning Commission has held a number of public hearings to consider Case No. 2003.0347MTZU. Hearings were held on October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, Nov. 16, 2006, January 11, 2007, Feb. 8, 2007, and Feb. 15, 2007, and March 22, 2007. At the hearings, the Planning Commission considered various aspects of the Project, and on March 22, 2007, passed a Motion of intent to adopt General Plan, Planning Code and Zoning Map amendments and adopt interim procedures for review of projects within the

plan area to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>. The Commission has considered staff presentations and public comment on specific aspects of the Plan and proposed amendments at each hearing. The Planning Commission will consider the following items and may take action on or after April 5, 2007. Be advised that due to the nature of the public hearings, the Commission may continue any particular hearing item and/or may not hear all items at the hearing. To confirm the final Commission Hearing schedule, on the week of the hearing please visit: http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>. In addition to providing information about the proposed General Plan, Planning Code and Zoning Map amendments, staff will also provide follow-up information on issues discussed at earlier hearings.

Together, the Commission actions are intended to implement the Market and Octavia Plan. In addition, an historic survey is currently being done of the project area; property owners considering constructing or altering a building in this area should consult with Planning Department staff to determine the historic resource status of their property. Property owners and interested parties are advised that height limits and other controls do not provide unqualified rights to development, but rather, proscribe the maximum potential building envelope that may be permitted; proposed buildings may not reach the maximum permitted building height/envelope. The Commission may also consider establishing interim procedures to guide the review of plans to construct new structures and alter existing structures to protect potentially eligible historic resources in the Plan Area prior to conclusion of an historic resources survey.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco, CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near 16th & Market Sts.)). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>. At this hearing, the Planning Commission will consider the following aspects of the Plan:

- 19b. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395) **MARKET AND OCTAVIA PLAN AMENDMENTS - Adoption of amendments to the General Plan** for the area described in item 19a above. The proposed General Plan amendment would add a new area plan, the Market and Octavia Area Plan, and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan. On Sept. 28, 2006, the Planning Commission adopted Res. 17312, a Resolution of Intention to initiate amendments to the General Plan. Preliminary Recommendation: Adopt a Draft Resolution amending the General Plan. **NOTE: On March 22, 2007, following public testimony, the Commission closed public hearing and passed a motion of intent to adopt/approve by a vote of +4 -1. Commissioner Moore voted no. Commissioners Alexander and Sugaya were absent.**
- 19c. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395) **MARKET AND OCTAVIA PLAN AMENDMENTS - Adoption of amendments to the Planning Code** for the area described in item 19a above. The proposed Planning Code amendment would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees. On Sept. 28, 2006, the Planning Commission adopted Res. 17313, a Resolution of Intention to initiate amendments to the Planning Code.

In order to fund the community improvements identified in the Plan, the Program document proposes to establish a Development Impact Fee, requiring the growth that generates the demand for additional infrastructure and services to provide some of the revenue required to fund the improvements. The proposal establishes a development impact fee on new residential and commercial development in the Plan Area. The fee proposal is \$10.00 per square foot of residential development, and \$4.00 per square foot of commercial development.

To encourage the provision of necessary and desirable public infrastructure improvements and also in order to mitigate the impacts of this increased localized density, the Department has established the Van Ness and Market Neighborhood Infrastructure Fund. Developers may provide in-kind public improvements (such as open space or streetscape improvements) or proportional in-lieu contributions to this fund that will allow the city to develop these facilities. The Department estimates that no more than 6 potential development sites would benefit from participating in the program. The Department has set the value of the additional FAR at par with the current market value of historic TDR credits (\$15 per square foot).

Preliminary Recommendation: Adopt a Draft Resolution amending the Planning Code.

NOTE: On March 22, 2007, following public testimony, the Commission closed public hearing and passed a motion of intent to adopt/approve by a vote of +4 –1. Commissioner Moore voted no. Commissioners Alexander and Sugaya were absent.

- 19d. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395) **MARKET AND OCTAVIA PLAN AMENDMENTS - Adoption of amendments to the Zoning Map** for the area described in item 19a above. The proposed Zoning Map amendment would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan. The proposed changes are described in greater detail in Case 2003.0347T (above). As part of Case No. 2003.0347T, the proposed Planning Code text amendment would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees. On Sept. 26, 2006, the Planning Commission adopted Res. No. 17314, a Resolution of Intention to initiate amendments to the Zoning Map. The proposed amendments are described more fully below: Establishment of Three Zoning Districts in the Plan Area

The Transit-Oriented Residential Use District (RTO) will replace most of the RH and RM districts zoning north and south of the Market Street corridor, extending north to Turk Street, west to Noe and Scott Streets, and South to Sixteenth Street. The proposed RTO district will encourage moderate-density, multi-family, and residential infill. Because of the availability of transit service, proximity of retail and services within walking distance, and limitation on permitted parking the RTO permits the construction of some housing without accessory parking. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing within buildings in keeping with neighborhood scale. Proposed heights in Residential Transit Oriented (RTO) Districts and RH districts primarily remain 40 and 50 feet as currently classified; in some RTO areas, permitted heights will change from 50, 80 and 105 feet to 40 and 50 feet.

A Neighborhood Commercial Transit District (NCT) will overlay the Hayes-Gough Neighborhood Commercial District and portions of the Upper Market and Valencia Neighborhood Commercial Districts within the Market and Octavia neighborhood. In named NCT and NC-1 (T) districts, parking controls will establish maximum caps (instead

of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls. They include current Neighborhood Commercial Districts (Hayes-Gough, portions of the Upper Market, Valencia) and several parcels currently zoned NC-1.

The Van Ness and Market Downtown Residential Special Use District (VNMDR-SUD) will permit the development of a transit-oriented, high-density, mixed-use neighborhood around the intersections of Van Ness Avenue and Market Street and South Van Ness Avenue and Mission Street. This SUD will overlay existing C-3-G districts and existing C-M districts will be rezoned to C-3-G with this new VNMDR-SUD. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing in buildings with mixed-used podiums and some residential towers at two key intersections: Market Street and Van Ness Avenue and Mission Street and South Van Ness Avenue. Proposed heights in the Van Ness and Market Downtown Residential Use District (VNMDR-SUD) will change from 120, 130, 150, 160, 200 and 320 feet to 85, 120, 200, 320 and 400 feet; towers will be permitted over a podium of 85 or 120 feet; the highest towers will be permitted in the vicinity of the Market Street/Van Ness Avenue intersections.

In the Transit-Oriented Neighborhood Commercial Use Districts (NCT), height districts will change from 50, 80 and 105 feet to primarily 55, 65 and 85 feet; these districts will be located in SoMa West and along Market Street. The NCT district will largely replace C-M and NC-3 districts. In the NCT district, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls in place in the NC-3 district. Some heights on some parcels near Brady Street will change from 105 and 60 feet to 40 feet and 85 feet on parcels surrounding a proposed public open space.

Preliminary Recommendation: Adopt a Draft Resolution amending the Zoning Map.

NOTE: On March 22, 2007, following public testimony, the Commission closed public hearing and passed a motion of intent to adopt/approve by a vote of +4 -1. Commissioner Moore voted no. Commissioners Alexander and Sugaya were absent.

- 19e. 2003.0347MTZU (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395) MARKET AND OCTAVIA PLAN AMENDMENTS - Adoption of a resolution establishing interim procedures for the area described in item 19a above Case establishing interim procedures for Planning Department use for review of projects proposed within the Market and Octavia Plan area to protect potential historic buildings and potential eligible historic district or districts until an historic resources survey (Survey) is completed and the results of the Survey are incorporated into the Market and Octavia Plan and implementing instruments.

Preliminary Recommendation: Adopt a Draft Resolution adopting interim procedures.

NOTE: On March 22, 2007, following public testimony, the Commission closed public hearing and passed a motion of intent to adopt/approve by a vote of +4 -1. Commissioner Moore voted no. Commissioners Alexander and Sugaya were absent.

F. COMMISSIONERS' QUESTIONS AND MATTERS

20. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that

could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

G. DIRECTOR'S REPORT

21. Director's Announcements
22. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) Redirecting staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE

THE PLANNING DEPARTMENT IS RELOCATING

AS OF MAY 1, 2007, OUR NEW ADDRESS WILL BE

1650 Mission Street,
Suite 400
San Francisco, CA 94103
Phone: 558-6378
Fax: 558-6409

Our current offices at 30 Van Ness (MEA) will be closed April 20 and 23.

All Planning Department offices will be closed April 27 and 30

The Planning Commission has canceled its Regular Hearing of May 3, 2007 to accommodate the move.

Please note:

The Planning Information Center, on the First Floor at 1660 Mission Street, will remain in that location, but **WILL BE CLOSED ON FRIDAY APRIL 27 AND MONDAY APRIL 30, 2007**.

Any filing deadlines for appeals, Discretionary Review requests, environmental review comments, etc., that occur on those days or the intervening weekend will be extended to 5 p.m. Tuesday, May 1, 2007.

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

Commission Chambers - Room 34
City Hall, 1 Dr. Carlton B. Goodlett Place

Friday, April 6, 2007

9:30 AM

Special Meeting

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board

of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

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COMMUNICATIONS

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- 2) Planning Department Case Report
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- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

9:30 AM _____

ROLL CALL:	Commission President:	Dwight S. Alexander
	Commission Vice-President:	Christina R. Olague
	Commissioners:	Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore; Hisashi Sugaya

A. EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to consider candidates for the position of Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 12, 2007

1:30 PM

Regular Meeting

10:20 a.m. MSF
DOCUMENTS DEPT.

APR - 9 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0074TZ (J. LAU: (415) 558-6383)
INITIATION OF PLANNING CODE AMENDMENTS ESTABLISHING PDR ZONING DISTRICTS AND INITIATION OF ZONING MAP AMENDMENTS APPLYING THESE DESIGNATIONS TO CERTAIN INDUSTRIAL PORTIONS OF BAYVIEW HUNTERS POINT - The Department is proposing a set of Code amendments to establish a PDR-1 (Light Industrial Buffer District) and a PDR-2 (Production, Distribution, and Repair District) in the Planning Code. These zones will permit a wide variety of non-residential uses and will retain space for current and future light industrial activities. The Department is also proposing Zoning Map amendments that would apply these PDR Districts, and a South Basin Design and Development Special Use District, to certain industrial areas in Bayview Hunters Point currently zoned M-1 (Light Industrial) and M-2 (Heavy Industrial). These amendments would implement various objectives from the Bayview Hunters Point Area Plan, which seeks to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry in the Bayview.
- A) Informational Item. Staff will respond to Commissioner questions from the informational hearing held on January 18, 2007 and provide clarifying information.
Preliminary Recommendation: Hold hearing on informational item.
- B) 2006.0074T – Initiation of a Planning Code Text Amendment. Consideration of a resolution of intent to initiate an amendment to the Planning Code, including revisions to Sections 121.5, 121.7, 204.3-204.4, 210, 210.6, 210.7, 210.8, 210.9, 213-227, 230, and 249.32. The amendment would establish a PDR-1 Use District (Light Industrial Buffer), a PDR-2 Use District (Production, Distribution, and Repair), and a South Basin Design and Development Special Use District (South Basin SUD), and establish regulations on subdivisions, accessory uses, and the demolition of industrial structures in these districts.
Preliminary Recommendation: Approve the resolution of intent to initiate the Planning Code amendment.
- C) 2006.0074Z – Initiation of a Zoning Map Amendment. Consideration of a resolution of intent to initiate a Zoning Map amendment consisting of revisions to Sectional Maps 8, 9, 10, and 10 SU of the Zoning Map of the City and County of San Francisco. This amendment would: 1) reclassify the area generally bounded by Cesar Chavez Street, Barneveld Avenue, McKinnon Avenue, Evans Avenue, and Third Street from M-2 to PDR-2; 2) reclassify the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, and the Caltrain right-of-way from M-1 (Light Industrial) to PDR-2 (Production, Distribution, and Repair); 3) reclassify much of the South Basin District, generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, and Williams Avenue Avenue, from M-1 to PDR-2; 4) establish a PDR-1 (Light Industrial Buffer)

designation over the northern and southern edges of the South Basin District, on the east side of Third Street, roughly along Fitzgerald, Van Dyke, Underwood, and Thomas Avenues – on properties currently zoned M-1; and 5) apply the South Basin SUD (South Basin Design and Development Special Use District) to the area generally bounded by Paul Avenue, Bayshore Boulevard, Phelps Street, Williams Avenue, and Third Street.

Preliminary Recommendation: Approve the resolution of intent to initiate the Zoning Map amendment.

(Proposed for Continuance to April 26, 2007)

2. 2006.0734C (M. GLUECKERT: (415) 558-6543)
3192 16TH STREET, NORTH SIDE BETWEEN GUERRERO AND VALENCIA - Request for Conditional Use Authorization under Planning Code Sections 726.48 and 790.38 for Other Entertainment within the Valencia Street Neighborhood Commercial District and within a 40-X Height and Bulk District. The existing bar use, d.b.a. "Double Dutch", formerly known as "Cama", will not change. The new owner is seeking authorization for recorded amplified music and a DJ. Hours of operation will remain 5pm to 2am. No physical expansion or increase in exterior dimensions of the existing building is proposed. Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of January 11, 2007)
NOTE: On January 11, 2007, following public testimony, the Commission closed the public hearing and continued this matter to 4/12/07 and required the project sponsor to do a sound study. The public hearing will be reopened if new material/information is put before the Commission for consideration.
(Proposed for Continuance to May 10, 2007)
3. 2007.0034D (M. LI: (415) 558-6396)
120-124 MASON STREET - east side between Eddy and Ellis Streets, Lot 013 in Assessor's Block 0330 - **Mandatory discretionary review** of Building Permit Application No. 2006 1213 9807 to maintain operation of a medical cannabis dispensary (dba "Mason Street Dispensary") of approximately 1,800 square feet. The property is within the C-3-G (Downtown General Commercial) District and a 225-X Height and Bulk District. The medical cannabis dispensary is located at the rear of an existing café. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Do not take discretionary review and approve the project as proposed
(Proposed for continuance to May 17, 2007)
4. 2004.0603E (M. JACINTO: (415) 558-5988)
601 DUBOCE AVENUE – Lot 3539, Lot 001 – **Appeal of a Preliminary Mitigated Negative Declaration** for the proposed construction of a four-story medical office building ("MOB") on a 52,000 square foot portion of two surface parking lots on the northeast corner of the California Pacific Medical Center Davies campus in the Duboce Triangle neighborhood. The 50,100 (46,000 as measured by the Planning Code) gross-square-foot MOB would contain offices, a Neuromuscular and Electroencephalogram Clinic, a pharmacy and admitting station for the existing ambulatory surgery department in the CPMC Hospital North Tower. Patient drop-off would be located adjacent the MOB's third floor, accessible via the existing Duboce Avenue service drive. The MOB would include two pedestrian entries: a southern entrance along Noe Street and a northern entrance located along Duboce Avenue across from the N-Judah MUNI stop. The project would result in removal of 75 onsite surface parking spaces; no new off-street parking spaces would be constructed as part of the project. Pedestrian and streetscape improvements, including a public plaza, landscaping and sidewalk widening along Noe Street would be undertaken as part of the project. The project site is in the RH-3 (Residential House, Three Family) Zoning District and the 65-D Height and Bulk District,

and would require Conditional Use authorization for expansion of an institutional use in an RH-3 Zoning District, an amendment CPMC's Planned Unit Development, permits from the Department of Public Works for tree removal and new landscaping, as well as building permits from the Department of Building Inspection.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration

(Continued from Regular Meeting of February 1, 2007)

(Proposed for continuance to June 7, 2007)

5. 2004.0603C (T. TAM (415) 558-6325)
601 DUBOCE AVENUE - southwest corner of Duboce Avenue and Noe Street; Lot 1 in Assessor's Block 3539 - **Request for a Conditional Use Authorization** for a Planned Unit Development pursuant to Planning Code Sections 303(c) and 304 to amend a previously approved CU/PUD authorization (Case No. 1987.847C, Motion No. M13255) and develop a new four-story, 46,000 gross-square-foot (gsf) clinic / medical office building (as measured by the Planning Code; 50,100 gsf without area reductions allowed by Sec. 102.9). The new building would contain a Neuromuscular and Electroencephalogram Clinic, offices, a pharmacy and an admitting station for the existing ambulatory surgery department in the CPMC Hospital North Tower. As a Planned Unit Development, the project is seeking modifications to Planning Code requirements for rear yard and independently accessible parking. The property is in an RH-3 (Residential, House, Three-Family) District and a 65-D Height and Bulk District. Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 1, 2007)
(Proposed for Continuance to June 7, 2007)
6. 2006.1080C (T. FRYE: (415) 575-6822)
1029 NATOMA STREET - between 11th Street and Lafayette Street, Block 055 in Assessor's Block 3511 - **Request for Conditional Use Authorization** to allow the demolition of the existing single residential unit pursuant to Sections 803.5(b) and 816.13 of the Planning Code. The subject property is within an SLR (Service/Light Industrial/Residential) Zoning District, the Western SOMA Special Use District, and a 50-X Height and Bulk District. The proposal is to demolish the single residential unit and construct a new 50-foot structure that would include four units and four off-street parking spaces.
(Continued from Regular Meeting of March 22, 2007)
(Proposed for Continuance to June 14, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

7. Consideration of Adoption:
- Draft Minutes of Regular Meeting of February 1, 2007.
 - Draft Minutes of Special Meeting of March 8, 2007.
8. Commission Comments/Questions
- **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that

could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

11. (S. DENNIS: (415) 558-6314)
SOMA STABILIZATION FUND (EASTERN NEIGHBORHOODS - Informational report
on the administration of the SOMA Community Stabilization Fund and the activities of the SOMA Community Stabilization Fund Community Advisory Committee. This presentation will be given by the Director of the Mayor's Office of Community Development, Fred Blackwell.
Preliminary Recommendation: Informational presentation. No action requested.
12. 2007.0204C (M. LI: (415) 558-6396)
1145 POLK STREET (AKA 1201 SUTTER STREET) - southwest corner at Sutter Street, Lot 001 in Assessor's Block 0691 - **Request for Conditional Use Authorization** to (1) establish a small self-service restaurant (dba "Café Ya-Bon") of approximately 800 square feet and (2) extend the hours of operation past 2:00AM in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. The subject business is currently operating as a retail coffee store, which does not allow on-site food preparation. There will be no physical expansion of the subject building or commercial space.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 5, 2007)
13. 2007.0096D (K. DURANDET: (415) 575-6816)
542 KANSAS STREET - west side between 18th and Mariposa Streets; Lot 0010 in Assessor's Block 4010 - **Request for Discretionary Review** of Building Permit Application No. 2006.0130.3332, proposing a vertical and horizontal addition to an existing two story single-family dwelling converting it to a three story two-family dwelling in an RH-3 (Residential, Three-Family) District and a 40-X Height and Bulk District. The proposal required and was granted a Rear Yard Variance for the horizontal addition at a public hearing held on August 23, 2006.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.
(Continued from Regular Meeting of March 8, 2007)
14. 2007.0161D (T. WANG: (415) 558-6335)
1649 10TH AVENUE - west side between Lawton and Moraga Streets; Lot 008 in Assessor's Block 1933 - **Request for Discretionary Review** of Building Permit Application No. 2006.12.06.9261, proposing to alter the existing two-story, single-family dwelling to a two-story, two-family dwelling, including the creation of a garage on the ground floor, a two-story rear addition and the addition of a second dwelling unit in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

15. 2006.1477D (C. JAROSLAWSKY (415) 558-6348)
67 MADRONE AVENUE - east side between Taraval and Ulloa Streets; Lot 033 in Assessor's Block 2919A - Request for Discretionary Review of Building Permit Application No. 2006.10.06.4439, to extend the rear two levels, approximately 15 feet into the rear yard and add a partial third level onto a single-family dwelling, one story over garage structure in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and approve as submitted.
(Continued from Regular Meeting of March 15, 2007)

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE

THE PLANNING DEPARTMENT IS RELOCATING

AS OF MAY 1, 2007, OUR NEW ADDRESS WILL BE

1650 Mission Street,
Suite 400
San Francisco, CA 94103
Phone: 558-6378
Fax: 558-6409

Our current offices at 30 Van Ness (MEA) will be closed April 20 and 23.

All Planning Department offices will be closed April 27 and 30

The Planning Commission has canceled its Regular Hearing of May 3, 2007 to accommodate the move.

Please note:

The Planning Information Center, on the First Floor at 1660 Mission Street, will remain in that location, but **WILL BE CLOSED ON FRIDAY APRIL 27 AND MONDAY APRIL 30, 2007.**

Any filing deadlines for appeals, Discretionary Review requests, environmental review comments, etc., that occur on those days or the intervening weekend will be extended to 5 p.m. Tuesday, May 1, 2007.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 19, 2007

1:30 PM

Regular Meeting

4:35 p.m. mst
DOCUMENTS DEPT.

APR 13 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102, telephone (415) 581-2300, fax (415) 581-2317, and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0803E (S. MICKELSEN: (415) 558-4481)
41 TEHAMA STREET - Appeal of Preliminary Negative Declaration. The project site (Assessor's Block 3736, Lots 74,75,76, 77 and 78A) is located in the Financial District on the south side of Tehama Street between First and Second Streets, adjacent to elevated freeway ramps to the south and west. The proposed project would involve the demolition of a 95-space surface parking lot and one-story storage shed and the construction of an approximately 302,200-gross-square-foot (gsf), 23-story, approximately 220-foot-tall, 198-unit residential building. The proposed development would include three subsurface parking levels with approximately 76 independently accessible parking spaces and 36 bicycle parking stalls, with primary pedestrian, bicycle and vehicle access from Tehama Street. The approximately 22,009 square-foot project site is within the C-3-O (SD) (Downtown Office Special Development) zoning district and a 200-S height and bulk district. The proposed project would require certification by the Zoning Administrator for transfer of development rights (TDRs); a Conditional Use authorization (CU) to increase dwelling unit density; and a variance from dwelling unit exposure requirements. The proposed project would also require exceptions to height limits for upper-tower extensions, separation-of-tower and rear yard requirements.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.
(Continued from Regular Meeting of March 1, 2007)
(Proposed for Indefinite Continuance)
2. 2004.0803EKXCV (D. DIBARTOLO: (415) 558-6291)
41 TEHAMA STREET - south side of Tehama Street between First and Second Streets, Lots 074, 075, 076, 077 and 078A in Assessor's Block 3736 - **The project would merge five lots and demolish the existing surface parking lot with 93 parking spaces in order to construct a 23-story, 220 foot-tall residential building that would contain 198 dwelling units with below-grade parking, accessed from Tehama Street, for up to 162 parking spaces.** The project site is within a C-3-O (SD) (Downtown Office Special Development) District, a 200-S Height and Bulk District and the Transbay Redevelopment Project Area.
(Continued from Regular Meeting of March 1, 2007)
(Proposed for Indefinite Continuance)
3. 2005.0351E (V. WISE: (415) 558-5955)
700 VALENCIA STREET - Lot 001 of Assessor's Block 3588, bounded by Valencia, 19th, Lapidge and 18th Streets - **Appeal of Preliminary Mitigated Negative Declaration.** The proposed project would include demolition of an existing building and construction of a five-story, 50-foot-tall mixed-use building totaling approximately 22,662 square feet. The building would include nine dwelling units, nine parking spaces and one commercial unit. Vehicular access to the garage would be via 18th Street. Access to the commercial unit would be at the corner of Valencia and 18th Street and along Valencia Street. The project site in the Valencia Neighborhood Commercial zoning district and is within a 50-X height

and bulk district. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of February 15, 2007)

(Proposed for Continuance to April 26, 2007)

4. 2007.0297D (M. SNYDER: (415) 575-6891)
700 VALENCIA STREET - southwest corner of Valencia Street and 18th Street, Lot 001 in Assessor's Block 3588 - **Request for Discretionary Review** of Building Permit Application No. 2005.04.14.0087 proposing to construct a new 50-foot tall structure where a small car sales structure currently sits. The new structure would contain nine dwelling units, nine off-street parking spaces and approximately 1,700 square feet of ground floor retail. The property is within the Valencia Neighborhood Commercial District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take discretionary review and approve the project as proposed.
(Proposed for Continuance to April 26, 2007)
5. 2006.0766EX (J. MILLER: (415) 558-6344)
345 STOCKTON STREET - west side between Post and Sutter Streets, Lot 16 in Assessor's Block 295, in a C-3-R (Downtown Retail) Zoning District and an 80-130-F Height and Bulk District - **Review under Planning Code Section 309** of the renovation of an existing building (Grand Hyatt Hotel) involving a reconfiguration of the lobby and outdoor public plaza area.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 22, 2007)
(Proposed for Continuance to May 10, 2007)
6. 2006.1148KC (M. LI: (415) 558-6396)
1149 JACKSON STREET - south side between Jones and Taylor Streets, Lot 019B in Assessor's Block 0189 - **Request for Conditional Use Authorization** to (1) construct an addition above a height of 40 feet in a residential zoning district. The proposed project is the addition of a partial fifth floor to the existing four-story, six-unit building. The project site is within an RH-3 (Residential, House, Three-Family) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to May 10, 2007)

B. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

C. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 7a. 2005.1062BV (M. GLUECKERT: (415) 558-6543)
650 TOWNSEND STREET - north side of Townsend Street between 7th Street and 8th Street, Lot 009 in Assessors Block 3783 - **Request for office allocation pursuant to Planning Code Section 321 et seq. to authorize 375,151 square feet of office space.**

The proposal is to convert approximately 269,680 square feet of business service and approximately 105,471 square feet of exhibition space to office space within the existing building. The existing 269,680 square feet of office space and 30,730 square feet of retail space would remain. No new construction is proposed. The project site is within an M-2 (Heavy Industrial) Zoning District, and 65-X/100-X Height & Bulk District.

Preliminary Recommendation: Approval with Conditions.

(Continued from Regular Meeting of March 22, 2007)

- 7b. 2005.1062BV (M. GLUECKERT (415) 558-6543)
650 TOWNSEND STREET - north side of Townsend Street between 7th and 8th Streets, Lot 009 in Assessors Block 3783 - **Off-Street Parking Variance Sought** - The building would contain 644,831 square feet of office space and 30,730 square feet of retail space. The proposed use would require a total of 1,373 parking spaces on the site. Currently, the site provides up to 971 parking spaces, via on-site parking and through the use of a valet parking system. A variance is required for the parking deficit of 402 spaces. The project site is within an M-2 (Heavy Industrial) Zoning District, and 65-X/100-X Height & Bulk District.
(Continued from Regular Meeting of March 22, 2007)

D. REGULAR CALENDAR

8. 2005.0937D (E. JACKSON: (415) 558-6363)
736 VALENCIA STREET - west side, between 18th and 19th Streets, Lot 005 in Assessor's Block 3588 - **Request for Discretionary Review** of Building Permit Application No. 2006.02.08.4114, proposing to construct a new mixed use building on a lot currently containing a 22 space private surface parking lot. The proposed structure would contain eight dwelling units over 750 square feet of commercial space and eight off-street parking spaces on the ground floor, and is located in the Valencia Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the building permit as submitted with conditions.
9. 2005.0030E (V. WISE: (415) 558-5955)
3400 CESAR CHAVEZ STREET - Lot 004 of Assessor's Block 6569, bounded by 26th Street, Cesar Chavez Street, Bartlett Street, and Mission Street - **Appeal of Preliminary Mitigated Negative Declaration** for demolition of the existing building (most recently a retail paint store) and construction of a new four-story building with a 12,000-square-foot Walgreens store and up to three smaller retail spaces on the ground floor, as well as 60 one-, two-, and three-bedroom condominiums above. The building would be about 115,000 gross square feet in size and approximately 50 feet in height. A total of about 97 parking spaces would be provided, with most located in a basement-parking garage. Access to the residential and employee parking garage would be from Bartlett Street, while access to surface-level customer parking for the retail stores would be from Cesar Chavez Street. The project site is located within an NC-3 (Moderate Scale Neighborhood Commercial) zoning district and a 50-X height and bulk district. The project site is in the Easter Neighborhoods Planning Area.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of March 22, 2007)
10. 2005.0030C (J. PURVIS: (415) 558-6354)
3400 CESAR CHAVEZ STREET - north side between Mission and Bartlett Streets, and extending to 26th Street; Lot 004 in Assessor's Block 6569 - **Request for Conditional Use Authorization** to construct a mixed-use Planned Unit Development (PUD) of up to 60 dwelling units, approximately 16,000 square feet of ground floor commercial space, with up to 97 independently accessible off-street parking spaces. This project requires

Conditional Use approval for a PUD with an exception from rear yard requirements and residential density limits under Section 304 of the Planning Code, for development on a lot greater than 10,000 square feet under Sections 121.1 and 712.11, for a non-residential use size greater than 6,000 square feet under Sections 121.2 and 712.21, and for a formula retail use under Sections 703.4 and 303(i). The site is within an NC-3 (Moderate-Scale Neighborhood Commercial) Use District, and a 50-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of March 22, 2007)

11. 2005.0302U (D. DIBARTOLO: (415) 558-6291)
1735 FRANKLIN STREET - the Brandenstein (Bransten) House, west side between California and Sacramento Streets, in Assessor's Block 0641, Lot 002 - **Consideration of adoption of a resolution recommending approval** of a Mills Act historical property contract for 1735 Franklin Street, the Brandenstein House, which is San Francisco Landmark No. 126 and listed on the California Register of Historical Resources. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. The subject property is within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of April 5, 2007)
12. 2007.0182T (J. IONIN: (415) 558-6309)
Consideration of an Ordinance [Board of Supervisors File Number 070213] which would amend Planning Code Sections 204, 204.1, 204.2, 204.3, 243.1, 703.2 and 986 to exclude microcell installation equipment from the definition of accessory use, establishing its effective date retroactive to February 13, 2007, and making environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Adopt the proposed Ordinance with Modifications
13. 2006.1340D (M. GLUECKERT: (415) 558-6543)
2219 BRYANT STREET - east side between 20th and 21st Streets, Assessor's Block 4087, Lot 037 - **Request for Discretionary Review** of Building Permit Application No. 2006.04.25.9790, proposing a vertical addition to an existing two-story single-family dwelling, adding one dwelling unit and one additional off-street parking space, located in a RM-1 (Mixed Residential, Low Density) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 14a. 2004.0072D (G. CABREROS: (415) 558-6169)
2632 CABRILLO STREET - north side between 27th and 28th Avenues; Lot 018 in Assessor's Block 1617 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.06.24.7792, proposing to demolish an existing two-story, single-family dwelling in an RH-2 (Residential, House, Two-Family District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
(Continued from Regular Meeting of April 5, 2007)

- 14b. 2004.0073D (G. CABREROS: (415) 558-6169)
2632 CABILLO STREET - north side between 27th and 28th Avenues; Lot 018 in Assessor's Block 1617 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.06.24.7794, proposing to construct a new three-story, two-unit building in an RH-2 (Residential, House, Two-Family District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of April 5, 2007)
15. 2007.0109D (K. CONNER: (415) 575-6914)
1944 OCEAN AVENUE - north side at the northeast corner of the intersection with Fairfield Way; Lot 020C in Assessor's Block 3281 - **Request for Mandatory Discretionary Review** of Building Permit Application No. 2006.12.29.0768, to maintain operation of an existing Medical Cannabis Dispensary (d.b.a. Alternative Relief Coop). This parcel is located within the Ocean Avenue Fast Food sub-district, within the NC-2 (Small Scale Neighborhood Commercial), District, and the 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of April 5, 2007)
- 16a. 2006.0388D (S. MIDDLEBROOK: (415) 558-6372)
365 DOUGLASS STREET - east side between 19th and 20th Streets. Block 2699, Lot 31 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of residential demolitions, under Demolition Permit Application number 2006.02.03.3728. The proposal is to demolish the existing one-story single-family dwelling. The subject property is located in a RH-2 (Residential, House, Two Units) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Continued from Regular Meeting of April 5, 2007)
- 16b. 2006.0389D (S. MIDDLEBROOK: (415) 558-6372)
365 DOUGLASS STREET - east side between 19th and 20th Streets, Block 2599, Lot 031 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction, under Building Permit Application number 2006.02.033732, in conjunction with the demolition of a single family dwelling under case 2006.0388D with Demolition Permit Application number 2006.02.03.3728. The proposal is to construct a new, three-story single-family dwelling. The subject property is located in a RH-2 (Residential, House, Two Units) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the new construction.
(Continued from Regular Meeting of April 5, 2007)
NOTE: On 11/30/06, following public testimony, the public hearing was closed. The Commission continued this matter to 2/1/07 with instructions to the project sponsor to consider a new design and neighborhood character. The public hearing remains open.
17. 2006.1396D (A. STARR: (415) 558-6362)
146 FUNSTON AVENUE - east side, between Lake and California Streets, Lot 034 in Assessor's Block 1372 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit

Application No. 2006.10.02.3904 proposing to merge two dwelling units into one in an RH-2 (Residential House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

18. 2004.0773E (L. KIENKER: (415) 558-5970, 575-9036 after 4/19/07)
55 LAGUNA MIXED USE PROJECT - Public Hearing on Draft Environmental Impact Report -The project site is located at 55 Laguna Street in the Hayes Valley neighborhood of San Francisco on the two city blocks bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west. The proposed project would include new construction as well as renovation of most of the vacant buildings on the former University of California Berkeley Extension Campus to provide residential, community facility, retail space, open space and parking. The project site currently contains four buildings that were formerly occupied by educational uses, including Woods Hall, Woods Hall Annex, Richardson Hall and Middle Hall. The project site also contains the UCSF dental clinic that is currently in use. The project would renovate Woods Hall, Woods Hall Annex, and most of Richardson Hall to be used for residential and community facility space. Middle Hall would be demolished, as would the Richardson Hall Administration wing, a small single-story portion of Richardson Hall located at the north end of the building. New infill construction would include the development of seven new residential buildings ranging in height between three and eight stories. The tallest building, at a maximum height of 85 feet, would be built by an organization called open-house, specifically for lesbian, gay, bisexual and transgender seniors (hereinafter referred to as the open-house building). The proposed project would accommodate up to 450 residential units including approximately 85 units in the open-house building, approximately 10,000 sq. ft. of community facility space, and up to 5,000 occupied sq. ft. of retail space. The project would provide a variety of open spaces, including a privately owned, publicly accessible park, which would be located along the Waller Street alignment. The project would provide approximately 352 on-site parking spaces, including 51 spaces for the dental clinic and up to 10 spaces for a car share organization primarily within four below ground garages, and a small amount of above-ground parking. The project would require a change in the zoning district from P (Public) to RTO (Residential-Transit Oriented) and NCT-3 (Neighborhood Commercial Transit Moderate Scale Mixed-Use), new zoning classifications proposed for Market and Octavia Area Plan, or a mixed-used Special Use District. The dental clinic would remain in a P zoning district. The project would also require an adjustment in the height and bulk designations of the site from 40 X and 80-B to 40-X, 50-X and 85-X. The proposed project would also require an amendment to the San Francisco General Plan to allow the change from a public/institutional use designation to residential mixed-use designations, and to allow an increase in building heights.
- Note: Written comments will be received at the Planning Department until 5:00 p.m. on Tuesday April 24, 2007, at our new offices: 1650 Mission Street, Suite 400, SF, CA 94103; new fax: (415) 558-6409. Our MEA offices will be closed Friday April 20 and Monday April 23. Comments received or postmarked by April 24, 2007 will be accepted.**
- Preliminary Recommendation: No action required.
(Continued from Regular Meeting of March 15, 2007)

E. COMMISSIONERS' QUESTIONS AND MATTERS

19. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).

- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

F. DIRECTOR'S REPORT

20. Director's Announcements
21. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE

THE PLANNING DEPARTMENT IS RELOCATING

AS OF MAY 1, 2007, OUR NEW ADDRESS WILL BE

1650 Mission Street,
Suite 400
San Francisco, CA 94103
Phone: 558-6378
Fax: 558-6409

Our current offices at 30 Van Ness (MEA) will be closed April 20 and 23.

All Planning Department offices will be closed April 27 and 30.

The Planning Commission has canceled its Regular Hearing of May 3, 2007 to accommodate the move.

Please note:

The Planning Information Center, on the First Floor at 1660 Mission Street, will remain in that location, but WILL BE CLOSED ON FRIDAY APRIL 27 AND MONDAY APRIL 30, 2007.

Any filing deadlines for appeals, Discretionary Review requests, environmental review comments, etc., that occur on those days or the intervening weekend will be extended to 5 p.m. Tuesday, May 1, 2007.

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, April 26, 2007

1:30 PM

Regular Meeting

3:05 p.m. msf
DOCUMENTS DEPT.

APR 20 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0156C (M. WOODS: (415) 558-6315)
2130 GOLDEN GATE AVENUE (AKA 350 MASONIC AVENUE) - northeast corner of Masonic and Golden Gate Avenues; Lots 11 and 29 in Assessor's Block 1149 - **Request for Conditional Use Authorization** under Sections 178 209.3(g), 303 and 304 of the Planning Code to modify a previously approved Planned Unit Development (Motion No. 11162 for Case No. 1987.519C) for a private elementary and middle school (Kindergarten through Grade 8), The San Francisco Day School, to allow the demolition of an existing single-family house (on Lot 11); renovation of the existing school facilities including the removal of an 8-car surface parking lot (on Lot 29), and the construction of a new three-story over garage/basement science building addition, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 1, 2007)
(Proposed for Indefinite Continuance)
2. 2006.0074TZ (J. LAU: (415) 558-6383)
INITIATION OF PLANNING CODE AMENDMENTS ESTABLISHING PDR ZONING DISTRICTS AND INITIATION OF ZONING MAP AMENDMENTS APPLYING THESE DESIGNATIONS TO CERTAIN INDUSTRIAL PORTIONS OF BAYVIEW HUNTERS POINT - **The Department is proposing a set of Code amendments to establish a PDR-1 (Light Industrial Buffer District) and a PDR-2 (Production, Distribution, and Repair District) in the Planning Code.** These zones will permit a wide variety of non-residential uses and will retain space for current and future light industrial activities. The Department is also proposing Zoning Map amendments that would apply these PDR Districts, and a South Basin Design and Development Special Use District, to certain industrial areas in Bayview Hunters Point currently zoned M-1 (Light Industrial) and M-2 (Heavy Industrial). These amendments would implement various objectives from the Bayview Hunters Point Area Plan, which seeks to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry in the Bayview.
 - A) Informational Item. Staff will respond to Commissioner questions from the informational hearing held on January 18, 2007 and provide clarifying information.
Preliminary Recommendation: Hold hearing on informational item.
 - B) 2006.0074T – Initiation of a Planning Code Text Amendment. Consideration of a resolution of intent to initiate an amendment to the Planning Code, including revisions to Sections 121.5, 121.7, 204.3-204.4, 210, 210.6, 210.7, 210.8, 210.9, 213-227, 230, and 249.32. The amendment would establish a PDR-1 Use District (Light Industrial Buffer), a PDR-2 Use District (Production, Distribution, and Repair), and a South Basin Design and Development Special Use District (South Basin SUD), and

establish regulations on subdivisions, accessory uses, and the demolition of industrial structures in these districts.

Preliminary Recommendation: Approve the resolution of intent to initiate the Planning Code amendment.

- C) 2006.0074Z – Initiation of a Zoning Map Amendment. Consideration of a resolution of intent to initiate a Zoning Map amendment consisting of revisions to Sectional Maps 8, 9, 10, and 10 SU of the Zoning Map of the City and County of San Francisco. This amendment would: 1) reclassify the area generally bounded by Cesar Chavez Street, Barneveld Avenue, McKinnon Avenue, Evans Avenue, and Third Street from M-2 to PDR-2; 2) reclassify the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, and the Caltrain right-of-way from M-1 (Light Industrial) to PDR-2 (Production, Distribution, and Repair); 3) reclassify much of the South Basin District, generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, and Williams Avenue Avenue, from M-1 to PDR-2; 4) establish a PDR-1 (Light Industrial Buffer) designation over the northern and southern edges of the South Basin District, on the east side of Third Street, roughly along Fitzgerald, Van Dyke, Underwood, and Thomas Avenues – on properties currently zoned M-1; and 5) apply the South Basin SUD (South Basin Design and Development Special Use District) to the area generally bounded by Paul Avenue, Bayshore Boulevard, Phelps Street, Williams Avenue, and Third Street.

Preliminary Recommendation: Approve the resolution of intent to initiate the Zoning Map amendment.

(Continued from Regular Meeting of April 12, 2007)

(Proposed for Indefinite Continuance)

3. 2006.0447C (D. DIBARTOLO: (415) 558-6291)
831-845 JACKSON STREET - south side between Stockton and Powell Streets; Lot 041 in Assessor's Block 0192 - **Request for Conditional Use Authorization** pursuant to Section 812.82 of the Planning Code to install a total of five panel antennas and associated equipment cabinets on the roof of the existing 70-foot tall "Chinese Hospital" building. The proposed antennas and associated equipment would be part of the T-Mobile Wireless telecommunications network within a CR-NC Chinatown Residential Neighborhood Commercial District and a 65-N Height and Bulk District. The site is a Preference 1 (Preferred, Publicly used structure) per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines.
Preliminary Recommendation: Pending
(Proposed for Indefinite Continuance)
4. 2007.0115D (M. GLUECKERT 558-6543)
174 VALENCIA STREET - west side between Duboce and McCoppin; Lot 014 in Assessor's Block 3502 - **Request for Mandatory Discretionary Review** of Building Permit Application No. 2007.01.12.1596 to maintain operation of an existing Medical Cannabis Dispensary (d.b.a. "Mr. Nice Guy"). The parcel is located within a C-M (Heavy Commercial) District and a 50-X Height/Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the project as submitted.
(Proposed for Continuance to June 21, 2007)
5. 2007.0193D (M. LI: (415) 558-6396)
722 COLUMBUS AVENUE - east side between Filbert and Greenwich Streets, Lot 027 in Assessor's Block 0090 - **Mandatory Discretionary Review** of Building Permit Application No. 2007 0206 3529 to maintain operation of an existing medical cannabis dispensary (dba "Medical Cannabis Center") of approximately 1,000 square feet. The

property is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. There will be no physical expansion of the existing building or commercial space.

Preliminary Recommendation: Pending

(Proposed for Continuance to June 14, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

7. Director's Announcements

8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 9a. 2005.1062BV (M. GLUECKERT: (415) 558-6543)
650 TOWNSEND STREET - north side of Townsend Street between 7th Street and 8th Street, Lot 009 in Assessors Block 3783 - **Request for office allocation pursuant to Planning Code Section 321 et seq. to authorize 375,151 square feet of office space.** The proposal is to convert approximately 269,680 square feet of business service and approximately 105,471 square feet of exhibition space to office space within the existing building. The existing 269,680 square feet of office space and 30,730 square feet of retail space would remain. No new construction is proposed. The project site is within an M-2 (Heavy Industrial) Zoning District, and 65-X/100-X Height & Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of April 19, 2007)

- 9b. 2005.1062BV (M. GLUECKERT (415) 558-6543)
650 TOWNSEND STREET - north side of Townsend Street between 7th and 8th Streets, Lot 009 in Assessors Block 3783 - **Off-Street Parking Variance Sought** - The building

would contain 644,831 square feet of office space and 30,730 square feet of retail space. The proposed use would require a total of 1,373 parking spaces on the site. Currently, the site provides up to 971 parking spaces, via on-site parking and through the use of a valet parking system. A variance is required for the parking deficit of 402 spaces. The project site is within an M-2 (Heavy Industrial) Zoning District, and 65-X/100-X Height & Bulk District.

(Continued from Regular Meeting of April 19, 2007)

10. 2007.0198C (E. WATTY: (415) 558-6620)
3739 26TH STREET - south side between Dolores and Guerrero Streets; Lot 031 in Assessor's Block 6567 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.3(f) and 303, to allow a child-care facility - which provides less than 24-hour care by licensed personnel - for 13 or more children. The facility is located at the ground floor of the existing single-family dwelling, and meets the Outdoor Activity Space requirement set forth by the California State Code for Child Care. The site is within an RH-2 (Residential, House, Two Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.

F. REGULAR CALENDAR

11. 2006.1095C (M. SMITH: (415) 558-6322)
2035 IRVING STREET - south side between 21st and 22nd Avenues, Lot 11B in Assessor's Block 1776 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 711.44 to legalize a 995 square-foot small, self-service restaurant (DBA Wonderful Dessert & Café), located in a NC-2 (Small-Scale Neighborhood Commercial) District, Irving Street Restaurant and Fast-Food Subdistrict, and a 105-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 5, 2007)
12. 2007.0126C (S. YOUNG: (415) 558-6346)
2071 UNION STREET - south side between Webster and Buchanan Streets; Lot 016 in Assessor's Block 0541 - **Request for Conditional Use Authorization** under Sections 703.4 and 303 of the Planning Code to establish a Formula Retail Use in the Union Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The proposal is to convert a vacant retail sales establishment (previously occupied by a home furnishings store DBA "Z Gallerie") to another retail sales establishment (DBA "Rugby", a new apparel store concept of Ralph Lauren). The proposed retail apparel store is considered a Formula Retail Use under Section 703.3 of the Planning Code. The proposal will involve tenant improvements to the existing commercial space with new partitions and merchandise display areas and exterior modifications to the storefront with new windows and doors. There will be no expansion of the existing building envelope.
Preliminary Recommendation: Approval with conditions
13. 2006.1502C (M. LI: (415) 558-6396)
1710-1712 POLK STREET - northeast corner at Clay Street, Lot 015 in Assessor's Block 0620 - **Request for Conditional Use Authorization** to expand an existing full-service restaurant (dba "Hahn's Hibachi #2") from approximately 530 square feet to approximately 1,070 square feet in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. The subject business would expand into an adjacent vacant commercial space previously occupied by a retail cellular phone store.
Preliminary Recommendation: Approval with conditions

14. 2007.0125D (K. CONNER: (415) 575-6914)
245 ROANOKE STREET - northeastern side at the intersection with Arlington Street; Lot 014D in Assessor's Block 6718 - **Request for Discretionary Review** of Building Permit Application No. 2006.12.14.0894, proposing construction of a second story vertical addition to an existing one story over garage residence in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
15. 2007.0125D (K. CONNER: (415) 575-6914)
270 OCEAN AVENUE - north side between Meda Avenue and Delano Avenue; Lot 010A in Assessor's Block 3211 - **Request for Discretionary Review** of Building Permit Application No. 2006.07.18.6852, proposing construction of a new four-story six-unit residential building on a vacant lot in a NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
16. 2006.1488DDDD (S. MIDDLEBROOK 558-6372)
1911 FUNSTON AVENUE - west side between Rockridge Drive and Aerial Way; Lot 050 in Assessor's Block 2121A - **Request for Discretionary Review** of Building Permit Application No. 2006.0609.3616, proposing construction of a four-story horizontal addition to the rear of the subject dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
NOTE: This case was first presented at the 3/15/07 Planning Commission hearing. On that date, the Department's recommendation was: Take Discretionary Review and approve the project with modifications. The Commission continued this matter to 4/26/07 with instructions to the project sponsor to consider a new design and neighborhood character. The Department's preliminary recommendation below is based on the revised submission.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

6:00 P.M.

17. (K. RICH: (415) 558-6345)
EASTERN NEIGHBORHOODS PROGRAM - The Eastern Neighborhoods Program encompasses the Mission, Central Waterfront, East SoMa and Showplace Square. Bayview Hunters Point is undergoing a separate process, but shares some issues with the other neighborhoods. Staff will present a progress report on the Program, including a proposed schedule for completing the Eastern Neighborhoods area plans and rezoning, an update on proposals for affordable housing and public benefits and an overview of the basic land use proposals for the industrial lands. This progress report is the first of a series on the Eastern Neighborhoods that staff expects to present to the Planning Commission over the next several months.
Preliminary Recommendation: Informational Item, no action requested.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE

THE PLANNING DEPARTMENT IS RELOCATING

AS OF MAY 1, 2007, OUR NEW ADDRESS WILL BE

1650 Mission Street,
Suite 400
San Francisco, CA 94103
Phone: 558-6378
Fax: 558-6409

Our current offices at 30 Van Ness (MEA) will be closed April 20 and 23.

All Planning Department offices will be closed April 27 and 30

The Planning Commission has canceled its Regular Hearing of May 3, 2007 to accommodate the move.

Please note:

The Planning Information Center, on the First Floor at 1660 Mission Street, will remain in that location, but **WILL BE CLOSED ON FRIDAY APRIL 27 AND MONDAY APRIL 30, 2007.**

Any filing deadlines for appeals, Discretionary Review requests, environmental review comments, etc., that occur on those days or the intervening weekend will be extended to 5 p.m. Tuesday, May 1, 2007.

NOTICE OF CANCELLATION/ CONTINUANCE

SAN FRANCISCO PLANNING COMMISSION Regular Meeting Thursday May 3, 2007

2:10 p.m. nst
DOCUMENTS DEPT.

APR 25 2007

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NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for **Thursday, May 3, 2007** has been cancelled. The items scheduled for hearing on May 3, 2007 are continued as indicated below. The next Meeting of the Planning Commission will be held on **Thursday, May 10, 2007**.

1. 2004.1245E (R. SCHOHN: (415) 558-5985)
300 GRANT AVENUE - Assessor's Block 0287, Lots 013, 014 - **Appeal of a Preliminary Mitigated Negative Declaration**. The 10,500 square-foot project site is located at 300 Grant Avenue (aka 272-290 Sutter Street) on the northeast corner of Grant Avenue and Sutter Street in the Financial District neighborhood. The proposed project would involve the demolition of two buildings containing approximately 35,600-square feet of retail space and construction of an approximately 114,354 gross square foot, 12-story, 130-foot tall building containing up to 56 residential units, 15,000 square feet of retail space, and 34 to 40 off-street parking spaces. The retail entrance to the proposed project would be at the corner of Grant Avenue and Sutter Street, while the residential lobby entrance would be at the corner of Grant Avenue and Harlan Place. Access to the parking garage would be from Harlan Place off Grant Avenue. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the General Plan.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of March 15, 2007)
(Continued to May 10, 2007)
- 2a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 12-story mixed-use building containing approximately 56 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage, requiring the authorization of exceptions to Code standards for height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 1, 2007)
(Continued to May 10, 2007)

- 2b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance** of Planning Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 12-story mixed-use building containing approximately 56 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.
(Continued from Regular Meeting of March 1, 2007)
(Continued to May 10, 2007)
- 3a. 2006.0636VDD (A. STARR: (415) 558-6362)
2901-2903 PIERCE STREET - northwest corner of Union and Pierce Streets; Lot 006 in Assessor's Block 0536 - **Requests for Discretionary Review** of Building Permit Application No. 2006.07.13.6418 proposing to construct a new one-story, two-car garage with roof deck addition at the rear of the three-story, two-unit building. The existing detached garage structure would be demolished. The new garage would be located within the required rear yard, requiring a variance. The property is located in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of March 1, 2007)
(Continued to June 14, 2007)
- 3b. 2006.0636VDD (A. STARR: (415) 558-6362)
2901-2903 PIERCE STREET - northwest corner of Union and Pierce Streets; Lot 006 in Assessor's Block 0536 - **Request for Variance** from Planning Code Section 134 (required rear yard) to allow demolition of the existing detached garage and to construct a new one-story horizontal addition approximately 26 feet deep and 26 feet wide at the rear of the existing two-family dwelling. The addition will accommodate a new two-car garage, roof deck and stairs leading from the roof deck to the rear yard. The new garage is located within the required rear yard. The property is located in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of March 1, 2007)
(Continued to June 14, 2007)

**SAN FRANCISCO
PLANNING COMMISSION
&
PLANNING DIRECTOR SEARCH SUBCOMMITTEE**

Notice of Special Meeting

**Commission Chambers - Room 082
City Hall, 1 Dr. Carlton B. Goodlett Place**

**Thursday, May 10, 2007
10:30 AM**

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini, M. Sue Lee, William L. Lee
Kathrin Moore and Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

9:55 a.m. msf
DOCUMENTS DEPT.

MAY - 7 2007

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special

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

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COMMUNICATIONS

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

10:30 A.M.

ROLL CALL:	Commission President:	Dwight Alexander
	Commission Vice-President:	Christina Olague
	Commissioners:	Michael J. Antonini, M. Sue Lee, William L. Lee Kathrin Moore and Hisashi Sugaya

A. EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to consider candidates for the position of Director of Planning. The Planning Commission may take action to recommend candidates for the position Director of Planning to the Mayor.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 10, 2007

1:30 PM

Regular Meeting

9:55 a.m. MSF
DOCUMENTS DEPT.

MAY - 7 2007

President: Dwight S. Alexander
Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.1245E (R. SCHOHN: (415) 558-5985)
300 GRANT AVENUE - Assessor's Block 0287, Lots 013, 014 - **Appeal of a Preliminary Mitigated Negative Declaration**. The 10,500 square-foot project site is located at 300 Grant Avenue (aka 272-290 Sutter Street) on the northeast corner of Grant Avenue and Sutter Street in the Financial District neighborhood. The proposed project would involve the demolition of two buildings containing approximately 35,600-square feet of retail space and construction of an approximately 114,354 gross square foot, 12-story, 130-foot tall building containing up to 56 residential units, 15,000 square feet of retail space, and 34 to 40 off-street parking spaces. The retail entrance to the proposed project would be at the corner of Grant Avenue and Sutter Street, while the residential lobby entrance would be at the corner of Grant Avenue and Harlan Place. Access to the parking garage would be from Harlan Place off Grant Avenue. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the General Plan.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of May 3, 2007)
(Proposed for Continuance to May 17, 2007)
- 2a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 12-story mixed-use building containing approximately 56 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage, requiring the authorization of exceptions to Code standards for height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 3, 2007)
(Proposed for Continuance to May 17, 2007)
- 2b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance of Planning Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 12-story mixed-use building containing approximately 56 dwelling**

units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.

(Continued from Regular Meeting of May 3, 2007)

(Proposed for Continuance to May 17, 2007)

- 3a. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for review by the Planning Commission under Planning Code Section 309** of a four-story addition to an existing eight-story building (with a partial ninth floor) requiring exceptions to Planning Code standards for freight loading and building bulk, in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office - Special Development) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of April 5, 2007)
(Proposed for Continuance to May 17, 2007)
- 3b. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for allocation of office space by the Planning Commission under Planning Code Section 321** in conjunction with a four-story addition to an existing eight-story building (with a partial ninth floor). This project requires the allocation of approximately 67,310 square feet of office space. The site is in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office - Special Development) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of April 5, 2007)
(Proposed for Continuance to May 17, 2007)
4. 2006.0070ET (C. NIKITAS: (415) 558-6306)
CONTROLS FOR LOSS OF DWELLING UNITS - **a proposed ordinance amending the Planning Code**, adding Section 317, requiring a Planning Commission hearing for any project that would eliminate existing legal dwelling and live-work units through mergers, conversions, or demolitions, and making environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. On November 2, 2006, the Commission adopted Resolution No. 17334, an intent to initiate a Planning Code amendment stipulating mandatory discretionary review of or Conditional Use for all residential merger, conversion, demolition and replacement building permit applications.
(Continued indefinitely on January 11, 2007, and re-advertised for this date)
Preliminary Recommendation: Adopt Resolution recommending adoption of the proposed amendment.
(Continued from Regular Meeting of March 22, 2007)
(Proposed for Continuance to May 17, 2007)
5. 2005.0351E (V. WISE: (415) 558-5955)
700 VALENCIA STREET - Lot 001 of Assessor's Block 3588, bounded by Valencia, 19th, Lapidge and 18th Streets - **Appeal of Preliminary Mitigated Negative Declaration**. The proposed project would include demolition of an existing building and construction of a five-story, 50-foot-tall mixed-use building totaling approximately 22,662 square feet. The building would include nine dwelling units, nine parking spaces and one commercial unit. Vehicular access to the garage would be via 18th Street. Access to the commercial unit would be at the corner of Valencia and 18th Street and along Valencia Street. The project site in the Valencia Neighborhood Commercial zoning district and is within a 50-X height and bulk district. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration

(Continued from Regular Meeting of April 19, 2007)
(Proposed for Continuance to May 24, 2007)

6. 2007.0297D (M. SNYDER: (415) 575-6891)
700 VALENCIA STREET - southwest corner of Valencia Street and 18th Street, Lot 001 in Assessor's Block 3588 - **Request for Discretionary Review** of Building Permit Application No. 2005.04.14.0087 proposing to construct a new 50-foot tall structure where a small car sales structure currently sits. The new structure would contain nine dwelling units, nine off-street parking spaces and approximately 1,700 square feet of ground floor retail. The property is within the Valencia Neighborhood Commercial District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take discretionary review and approve the project as proposed.
(Continued from Regular Meeting of April 19, 2007)
(Proposed for Continuance to May 24, 2007)
7. 2006.1182Q (D. DIBARTOLO: (415) 558-6291)
420-428 VALLEJO STREET - north side between Kearny and Montgomery Streets, Lot 013 in Assessor's Block 0133 - **Public hearing**, under Article 9 of the Subdivision Code, to determine consistency of a proposed five-unit Condominium-Conversion Subdivision with the General Plan, located in a RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to May 24, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

8. Consideration of Adoption –
- Draft Minutes of Regular Meeting of February 1, 2007.
 - Draft Minutes of Special Meeting of March 29, 2007.
 - Draft Minutes of Special Meeting of April 5, 2007.
 - Draft Minutes of Special Meeting of April 6, 2007.
9. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.
10. Discussion of the allocation of a \$28,000,000 potential surplus for next year's budget.

C. DIRECTOR'S REPORT

11. Director's Announcements
12. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

13. 2006.0734C (M. GLUECKERT: (415) 558-6543)
3192 16TH STREET - north side between Guerrero and Valencia - **Request for Conditional Use Authorization** under Planning Code Sections 726.48 and 790.38 for Other Entertainment within the Valencia Street Neighborhood Commercial District and within a 40-X Height and Bulk District. The existing bar use, d.b.a. "Double Dutch", formerly known as "Cama", will not change. The new owner is seeking authorization for recorded amplified music and a DJ. Hours of operation will remain 5pm to 2am. No physical expansion or increase in exterior dimensions of the existing building is proposed. Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of April 12, 2007)
Note: On January 11, 2007, following public testimony, the Commission closed the public hearing and continued this matter to 4/12/07 and required the project sponsor to do a sound study. The public hearing will be reopened if new material/information is put before the Commission for consideration.
NOTE: On April 12, 2007, without a hearing the matter was continued to 5/10/07.

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

14. 2007.0084D (E. OROPEZA: (415) 558-6381)
75 FOLSOM STREET - south side between Spear and Steuart Streets; Lots 021, 022 & 023 (units no. 905, 906 & 907) in Assessor's Block 3744, "Hill Plaza" - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of dwelling unit mergers, for Building Permit Application no. 2007.0116.1750. The merger would reduce the number of legal dwelling units from 67 to 65. The property is located within the RH-DTR (Rincon Hill Residential Mixed Use) District and an 80 / 200-R Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

H. REGULAR CALENDAR

15. 2007.0256C (M. LI: (415) 558-6396)
1800 POLK STREET - northeast corner at Washington Street, Lot 015 in Assessor's Block 0597 - **Request for Conditional Use Authorization** to add live entertainment to an existing retail coffee store (dba "It's A Grind") of approximately 1,900 square feet in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. The live entertainment will consist of book and poetry readings, magic acts, musical performances, etc. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Approval with conditions
16. 2006.0766EX (J. MILLER: (415) 558-6344)
345 STOCKTON STREET - west side between Post and Sutter Streets, Lot 16 in Assessor's Block 295, in a C-3-R (Downtown Retail) Zoning District and an 80-130-F Height and Bulk District - **Review under Planning Code Section 309** of the renovation of an existing building (Grand Hyatt Hotel) involving a reconfiguration of the lobby and outdoor public plaza area.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 19, 2007)
- 17a. 2005.1062BV (M. GLUECKERT: (415) 558-6543)
650 TOWNSEND STREET - north side of Townsend Street between 7th Street and 8th Street, Lot 009 in Assessor's Block 3783 - **Request for office allocation** pursuant to Planning Code Section 321 to authorize 375,151 square feet of office space. The proposal is to convert approximately 269,680 square feet of business service and approximately 105,471 square feet of exhibition space to office space within the existing building. The existing 269,680 square feet of office space and 30,730 square feet of retail space would remain. No new construction is proposed. The project site is within an M-2 (Heavy Industrial) Zoning District, and 65-X/100-X Height & Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of April 26, 2007)
- 17b. 2005.1062BV (M. GLUECKERT (415) 558-6543)
650 TOWNSEND STREET - north side of Townsend Street between 7th and 8th Streets, Lot 009 in Assessors Block 3783 - **Off-Street Parking Variance Sought** - The building would contain 644,831 square feet of office space and 30,730 square feet of retail space. The proposed use would require a total of 1,373 parking spaces on the site. Currently, the site provides up to 971 parking spaces, via on-site parking and through the use of a valet parking system. A variance is required for the parking deficit of 402 spaces. The project site is within an M-2 (Heavy Industrial) Zoning District, and 65-X/100-X Height & Bulk District.
(Continued from Regular Meeting of April 26, 2007)
18. 2006.1340D (M. GLUECKERT: (415) 558-6543)
2219 BRYANT STREET - east side between 20th and 21st Streets, Assessor's Block 4087, Lot 037 - **Request for Discretionary Review** of Building Permit Application No. 2006.04.25.9790, proposing a vertical addition to an existing two-story single-family dwelling, adding one dwelling unit and one additional off-street parking space, located in a RM-1 (Mixed Residential, Low Density) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of April 19, 2007)

19. 2007.0192D (M.GLUECKERT: (415) 558-6543)
1933 MISSION STREET - east side of Mission Street between 15th Street and 16th Street, Lot 023 in Assessor's Block 3553 - **Mandatory Discretionary Review** of building Permit Application No. 2007.02.06.3532 to maintain operation of an existing Medical Cannabis Dispensary (d.b.a. "Patients and Caregivers"). The subject building is a four-story building with ten residential units and one commercial space on the ground floor within a NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-B Height & Bulk District. No physical expansion of the existing building is proposed.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
20. 2007.0125D (K.CONNER: (415) 575-6914)
270 OCEAN AVENUE - north side between Meda Avenue and Delano Avenue; Lot 010A in Assessor's Block 3211 - **Request for Discretionary Review** of Building Permit Application No. 2006.07.18.6852, proposing construction of a new four-story six-unit residential building on a vacant lot in a NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of April 26, 2007)
21. 2007.0041DD (K. DURANDET: (415) 575-6816)
1369 FOLSOM STREET - south side between 9th and 10th Streets; Lot 068 in Assessor's Block 3519 - **Request for Discretionary Review** of Building Permit Application No. 2006.1025.6052, proposing to convert an existing ground floor commercial dance studio in an existing three-story two-family dwelling over commercial space. The project is in a SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application with conditions.
22. 2006.0949DDDDDDDD (M. SMITH: (415) 558-6322)
376 EUREKA STREET - west side between 20th and 21st Streets, Lot 017 in Assessor's Block 2749 - **Request for Discretionary Review** of Building Permit Application No. 2005.08.30.1650, proposing to raise the building two-feet to construct a ground floor garage and construct a two-story horizontal addition at the rear, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
23. 2006.0922I (T. TAM: (415) 558-6325)
1001 POTRERO AVENUE - east side between 22nd and 23rd Streets; Lot 1 in Assessor's Block 4151 - Public Hearing on the proposed Update to the 1987 **Institutional Master Plan (IMP) for the San Francisco General Hospital Medical Center (SFGHMC)**. Since 1987, there have been several developments on the SFGHMC campus including but not limited to construction of two new floors for the Statewide AIDS Research Laboratory on the Pathology Building in 1990, construction of the 98,000 square-foot San Francisco Behavior Health Facility on the northern end of the campus in 1992, and the construction of the 5,500 square-foot Avon Comprehensive Breast Care Center adjacent of 22nd Street in 2004. More recently, SFGHMC proposes to construct and operate a medical helipad on the rooftop of the existing Main Hospital building and to build a new acute care hospital in compliance with California Senate Bill (SB) 1953 on the campus. SB 1953 mandates that all acute care buildings meet established seismic standards by 2013. A

full IMP that reflects the proposed new acute care hospital development and its impacts will be prepared in the near future and be submitted separately from this update. This item is for receipt of public testimony only; no action is required. The property is in the P (Public) Use District and a 105-E Height and Bulk District.
(Continued from Regular Meeting of March 22, 2007)

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**ADDENDUM
SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, May 10, 2007

1:30 PM

Regular Meeting

4:35 p.m. msf
DOCUMENTS DEPT.

MAY - 7 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, *Thursdays on Cable Channel 78*

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Katherin Moore, Hisashi Sugaya

H. REGULAR CALENDAR

2006.0074TZ (J. LAU: (415) 558-6383)
INITIATION OF PLANNING CODE AMENDMENTS ESTABLISHING PDR ZONING DISTRICTS AND INITIATION OF ZONING MAP AMENDMENTS APPLYING THESE DESIGNATIONS TO CERTAIN INDUSTRIAL PORTIONS OF BAYVIEW HUNTERS POINT - **The Department is proposing a set of Code amendments to establish a PDR-1 (Light Industrial Buffer District) and a PDR-2 (Production, Distribution, and Repair District) in the Planning Code.** These zones will permit a wide variety of non-residential uses and will retain space for current and future light industrial activities. The Department is also proposing Zoning Map amendments that would apply these PDR Districts, and a South Basin Design and Development Special Use District, to certain industrial areas in Bayview Hunters Point currently zoned M-1 (Light Industrial) and M-2 (Heavy Industrial). These amendments would implement various objectives from the Bayview Hunters Point Area Plan, which seeks to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry in the Bayview.

- A) Informational Item. Staff will respond to Commissioner questions from the informational hearing held on January 18, 2007 and provide clarifying information.

Preliminary Recommendation: Hold hearing on informational item.

- B) 2006.0074T – Initiation of a Planning Code Text Amendment. Consideration of a resolution of intent to initiate an amendment to the Planning Code, including revisions to Sections 121.5, 121.7, 204.3-204.4, 210, 210.6, 210.7, 210.8, 210.9, 213-227, 230, and 249.32. The amendment would establish a PDR-1 Use District (Light Industrial Buffer), a PDR-2 Use District (Production, Distribution, and Repair), and a South Basin Design and Development Special Use District (South Basin SUD), and establish regulations on subdivisions, accessory uses, and the demolition of industrial structures in these districts.

Preliminary Recommendation: Approve the resolution of intent to initiate the Planning Code amendment.

- C) 2006.0074Z – Initiation of a Zoning Map Amendment. Consideration of a resolution of intent to initiate a Zoning Map amendment consisting of revisions to Sectional Maps 8, 9, 10, and 10 SU of the Zoning Map of the City and County of San Francisco. This amendment would: 1) reclassify the area generally bounded by Cesar Chavez Street, Barneveld Avenue, McKinnon Avenue, Evans Avenue, and Third Street from M-2 to PDR-2; 2) reclassify the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, and the Caltrain right-of-way from M-1 (Light Industrial) to PDR-2

(Production, Distribution, and Repair); 3) reclassify much of the South Basin District, generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, and Williams Avenue Avenue, from M-1 to PDR-2; 4) establish a PDR-1 (Light Industrial Buffer) designation over the northern and southern edges of the South Basin District, on the east side of Third Street, roughly along Fitzgerald, Van Dyke, Underwood, and Thomas Avenues – on properties currently zoned M-1; and 5) apply the South Basin SUD (South Basin Design and Development Special Use District) to the area generally bounded by Paul Avenue, Bayshore Boulevard, Phelps Street, Williams Avenue, and Third Street.

Preliminary Recommendation: Approve the resolution of intent to initiate the Zoning Map amendment.

(Continued from Regular Meeting of April 26, 2007)

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 17, 2007
1:30 PM
Regular Meeting

11:00 a.m. MSF
DOCUMENTS DEPT.

MAY 14 2007

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PUBLIC LIBRARY

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0208C (S. MIDDLEBROOK: (415) 558-6372)
4716-4722 MISSION STREET - west side, between Ruth and Leo Streets, Lots 014 and 015 in Assessor's Block 6955 - **Request for Conditional Use Authorization** under Planning Code 712.39 to demolish both the existing mixed-use building with a second floor dwelling unit and the existing commercial building in order to merge the two lots and to construct a 5-story, residential/commercial mixed-use building with 8 residential units, 8 off-street parking places, and ground floor commercial within a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 65-A Height and Bulk designation.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of April 5, 2007)
(Proposed for Continuance to May 24, 2007)
2. 2007.0072C (R. CRAWFORD: (415) 558-6358)
2367 MARKET STREET, A.K.A. 3970 17TH STREET - north side between Castro and Noe Streets Lot 036 of Assessor's Block 3563 - **Request for Conditional Use Authorization** under Planning Code Section 186.1 to expand an existing nonconforming Neighborhood Commercial use (a bar on the second floor) and develop commercial space on the top floor in the Upper Market Neighborhood Commercial District and a 65-X Height and Bulk District.
(Proposed for Indefinite Continuance)
3. 2007.0384C (J. IONIN: (415) 558-6309)
1581 WEBSTER STREET (A.K.A. 1825 POST STREET) - west side between Post Street and Geary Boulevard, Assessor's Block 0701, Lot 007 - **Request for Conditional Use Authorization** under Planning Code Section 712.21 to add approximately 2,300 square feet to an existing 7,000 square foot retail space (Kinokuniya Bookstore) within the greater Japantown mall. The subject site is within NC-3 (Moderate-Scale, Neighborhood Commercial) District, Japantown SUD and a 40-X Height and Bulk District. The proposal is to connect the existing bookstore with vacant commercial space on the floor below via an internal staircase.
NOTE: It was determined that the proposal does not require a Conditional Use Authorization. Therefore this item does not need to be heard by the Planning Commission.
4. 2007.0034D (M. LI: (415) 558-6396)
120-124 MASON STREET - east side between Eddy and Ellis Streets, Lot 013 in Assessor's Block 0330 - **Mandatory discretionary review** of Building Permit Application No. 2006 1213 9807 to maintain operation of a medical cannabis dispensary (dba "Mason Street Dispensary") of approximately 1,800 square feet. The property is within the C-3-G (Downtown General Commercial) District and a 225-X Height and Bulk District. The medical cannabis dispensary is located at the rear of an existing café. There will be no physical expansion of the existing building or commercial space.

Preliminary Recommendation: Do not take discretionary review and approve the project as proposed
APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Consideration of Adoption:

- Draft Minutes of Special Meeting of March 22, 2007.
- Draft Minutes of Regular Meeting of April 12, 2007.
- Draft Minutes of Special Meeting of May 4, 2007.

6. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

7. Director's Announcements

8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. 2006.1474C (M. SMITH: (415) 558-6322)
755 OCEAN AVENUE AND 31 HOWTH STREET - bounded by Howth Street, Geneva Avenue, Ocean Avenue, and Highway 280, Lots 023 and 12A in Assessor's Block 6948 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 209.3(h) to increase school enrollment and allow Lick-Wilmerding High School to convert the residential property at 31 Howth Street to part of the school facility, located in a RH-1 (Residential, House, One-Family) District, RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

10. 2007.0041DD (K. DURANDET: (415) 575-6816)
1369 FOLSOM STREET - south side between 9th and 10th and Streets; Lot 068 in Assessor's Block 3519 - **Request for Discretionary Review** of Building Permit Application No. 2006.1025.6052, proposing to convert an existing ground floor commercial dance studio in an existing three-story two-family dwelling over commercial space. The project is in a SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application with conditions.
NOTE: On May 10, 2007, the Planning Commission considered one of the Discretionary Review (DR) requests filed against this project. Based on the conditions of agreement read into the record at the hearing, the Commission passed a motion of intent to take DR and approve the project imposing the agreed on conditions. The item is continued to May 17, 2007 to allow a public hearing and consideration of the second DR filed on the project. The vote was (+7 -0) for this action.
11. 2006.1477D (C. JAROSLAWSKY (415) 558-6348)
67 MADRONE AVENUE - east side between Taraval and Ulloa Streets; Lot 033 in Assessor's Block 2919A - **Request for Discretionary Review** of Building Permit Application No. 2006.10.06.4439, to extend the rear two levels, approximately 15 feet into the rear yard and add a partial third level onto a single-family dwelling, one story over garage structure in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and approve as submitted.
(Continued from Regular Meeting of April 12, 2007)
NOTE: On April 12, 2007, following public testimony, the Commission continued the matter to May 17, 2007 by a vote of +6 -0. Commissioner Alexander was absent. Public hearing remains open.
12. (S. DENNIS: (415) 558-6314)
CONSIDERATION OF ADOPTION of a **COMMISSION POLICY** for the review of building permits and approvals in the Eastern Neighborhoods prior to the adoption of the Eastern Neighborhoods area plans and code amendments.
13. (L. BADINER: (415) 558-6350)
MISSION BAY - This is an **informational presentation** on the Mission Bay Planning Process, Design for Development Controls, and recent developments.
(Continued from Regular Meeting of March 22, 2007)
14. 2006.0070ET (C. NIKITAS: (415) 558-6306)
CONTROLS FOR LOSS OF DWELLING UNITS - a **proposed ordinance amending the Planning Code**, adding Section 317, requiring a Planning Commission hearing for any project that would eliminate existing legal dwelling and live-work units through mergers, conversions, or demolitions, and making environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. On November 2, 2006, the Commission adopted Resolution No. 17334, an intent to initiate a Planning Code amendment stipulating mandatory discretionary review of or Conditional Use for all residential merger, conversion, demolition and replacement building permit applications.
(Continued indefinitely on January 11, 2007, and re-advertised for this date)

Preliminary Recommendation: Adopt Resolution recommending adoption of the proposed amendment.

(Continued from Regular Meeting of May 10, 2007)

15. 2005.0351E (V. WISE: (415) 558-5955)
700 VALENCIA STREET - Lot 001 of Assessor's Block 3588, bounded by Valencia, 19th, Lapidge and 18th Streets - **Appeal of Preliminary Mitigated Negative Declaration**. The proposed project would include demolition of an existing building and construction of a five-story, 50-foot-tall mixed-use building totaling approximately 22,662 square feet. The building would include nine dwelling units, nine parking spaces and one commercial unit. Vehicular access to the garage would be via 18th Street. Access to the commercial unit would be at the corner of Valencia and 18th Street and along Valencia Street. The project site is in the Valencia Neighborhood Commercial zoning district and is within a 50-X height and bulk district. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of April 19, 2007)
(Proposed for Continuance to May 24, 2007)
16. 2007.0297D (M. SNYDER: (415) 575-6891)
700 VALENCIA STREET - southwest corner of Valencia Street and 18th Street, Lot 001 in Assessor's Block 3588 - **Request for Discretionary Review** of Building Permit Application No. 2005.04.14.0087 proposing to construct a new 50-foot tall structure where a small car sales structure currently sits. The new structure would contain nine dwelling units, nine off-street parking spaces and approximately 1,700 square feet of ground floor retail. The property is within the Valencia Neighborhood Commercial District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take discretionary review and approve the project as proposed.
(Continued from Regular Meeting of April 19, 2007)
(Proposed for Continuance to May 24, 2007)
- 17a. 2004.0072D (G. CABREROS: (415) 558-6169)
2632 CABRILLO STREET - north side between 27th and 28th Avenues; Lot 018 in Assessor's Block 1617 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.06.24.7792, proposing to demolish an existing two-story, single-family dwelling in an RH-2 (Residential, House, Two-Family District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove demolition.
(Continued from Regular Meeting of April 19, 2007)
- 17b. 2004.0073D (G. CABREROS: (415) 558-6169)
2632 CABRILLO STREET - north side between 27th and 28th Avenues; Lot 018 in Assessor's Block 1617 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.06.24.7794, proposing to construct a new three-story, two-unit building in an RH-2 (Residential, House, Two-Family District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove project.
(Continued from Regular Meeting of April 19, 2007)

- 18a. 2005.1059DV (B. FU: (415) 558-6613)
2986 - 22ND STREET - north side, between Folsom Street and Treat Avenue; Lot 018B in Assessor's Block 3613 - **Requested Discretionary Review** of Building Permit Application No. 2005.07.14.7539 proposing vertical and horizontal additions to an existing single-family dwelling in a RH-3 (Residential, Three-Family House) District with a 40-X Height and Bulk Designation. The proposal would also add two dwelling units and an underground parking garage.
Preliminary Recommendation: Take Discretionary Review and Approve Project with Modifications.
- 18b. 2005.1059DV (B. FU: (415) 558-6613)
2986 - 22ND STREET - north side, between Folsom Street and Treat Avenue; Lot 018B in Assessor's Block 3613 - **Variance request** to be considered by the Zoning Administrator for rear yard, for the project proposing vertical and horizontal additions to an existing single-family dwelling in a RH-3 (Residential, Three-Family House) District with a 40-X Height and Bulk Designation.
19. 2007.0214C (M. WOODS: (415) 558-6315)
1377 FELL STREET - south side bounded by Broderick Street to the east, Oak Street to the south and Baker Street to the west; Lots 7, 8, 9, 9A and 17 in Assessor's Block 1214 - **Request for Conditional Use Authorization** to allow a community parking facility pursuant to Sections 209.7 and 303(c) of the Planning Code. The site contains a two-story building surrounded by a surface parking lot containing 124 parking spaces, including four motorcycle spaces, for the use of the property's owner, the California Department of Motor Vehicles (DMV). The proposal is to renovate the surface parking lot to allow for after-hours and weekend community parking, in an RM-2 (Residential, Mixed, Moderate-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
20. 2002.1302E (T. CHAN: (415) 575-9026)
2225-2255 THIRD STREET - **Public Hearing on Draft Environmental Impact Report.** Assessor's Block 4058, Lot 10. The 50,000 square foot project site is located on Third Street, between 19th and 20th Streets. The proposed project would preserve and renovate two existing historic buildings and construct three new buildings above a new below-grade parking podium. The project would contain approximately 242,185 square feet (sq.ft.), including about 179 residential units, a 5,262 sq.ft. restaurant space, 11,434 sq.ft. of retail space, a 2,393 sq.ft. day-care, a below-grade parking garage accessed from Illinois Street with about 157 parking spaces, 50 bicycle spaces, and two off-street loading spaces. The two new structures along Third Street would be 35 feet in height at the property line, and 50 feet in height beyond 0a 20-foot setback. The new building proposed on Illinois Street would range from 55 to 65 feet in height. The project site is located in an M-2 (Heavy Industrial) zoning district and a 50-X height and bulk district. The proposed project would require a *General Plan* amendment and rezoning to create a temporary "Central Waterfront Plan Demonstration District." This District would enact most of the controls proposed in the December 2002 *Draft Central Waterfront Plan's* Mixed-Use Residential District, including increasing the existing height and bulk designation from 50-X to 65-X. The proposed project would require a conditional use authorization for a Planned Unit Development pursuant to Section 304 of the *San Francisco Planning Code*.
Note: Written comments will be accepted at the Planning Department until the close of business on May 21, 2007
Preliminary Recommendation: Receive Comments. No action required.

21. 2006.0074TZ (J. LAU: (415) 558-6383)
INITIATION OF PLANNING CODE AMENDMENTS ESTABLISHING PDR ZONING DISTRICTS AND INITIATION OF ZONING MAP AMENDMENTS APPLYING THESE DESIGNATIONS TO CERTAIN INDUSTRIAL PORTIONS OF BAYVIEW HUNTERS POINT - The Department is proposing a set of Code amendments to establish a PDR-1 (Light Industrial Buffer District) and a PDR-2 (Production, Distribution, and Repair District) in the Planning Code. These zones will permit a wide variety of non-residential uses and will retain space for current and future light industrial activities. The Department is also proposing Zoning Map amendments that would apply these PDR Districts, and a South Basin Design and Development Special Use District, to certain industrial areas in Bayview Hunters Point currently zoned M-1 (Light Industrial) and M-2 (Heavy Industrial). These amendments would implement various objectives from the Bayview Hunters Point Area Plan, which seeks to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry in the Bayview.
- A) Informational Item. Staff will respond to Commissioner questions from the informational hearing held on January 18, 2007 and provide clarifying information.
Preliminary Recommendation: Hold hearing on informational item.
- B) 2006.0074T – Initiation of a Planning Code Text Amendment. Consideration of a resolution of intent to initiate an amendment to the Planning Code, including revisions to Sections 121.5, 121.7, 204.3-204.4, 210, 210.6, 210.7, 210.8, 210.9, 213-227, 230, and 249.32. The amendment would establish a PDR-1 Use District (Light Industrial Buffer), a PDR-2 Use District (Production, Distribution, and Repair), and a South Basin Design and Development Special Use District (South Basin SUD), and establish regulations on subdivisions, accessory uses, and the demolition of industrial structures in these districts.
Preliminary Recommendation: Approve the resolution of intent to initiate the Planning Code amendment.
- C) 2006.0074Z – Initiation of a Zoning Map Amendment. Consideration of a resolution of intent to initiate a Zoning Map amendment consisting of revisions to Sectional Maps 8, 9, 10, and 10 SU of the Zoning Map of the City and County of San Francisco. This amendment would: 1) reclassify the area generally bounded by Cesar Chavez Street, Barneveld Avenue, McKinnon Avenue, Evans Avenue, and Third Street from M-2 to PDR-2; 2) reclassify the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, and the Caltrain right-of-way from M-1 (Light Industrial) to PDR-2 (Production, Distribution, and Repair); 3) reclassify much of the South Basin District, generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, and Williams Avenue Avenue, from M-1 to PDR-2; 4) establish a PDR-1 (Light Industrial Buffer) designation over the northern and southern edges of the South Basin District, on the east side of Third Street, roughly along Fitzgerald, Van Dyke, Underwood, and Thomas Avenues – on properties currently zoned M-1; and 5) apply the South Basin SUD (South Basin Design and Development Special Use District) to the area generally bounded by Paul Avenue, Bayshore Boulevard, Phelps Street, Williams Avenue, and Third Street.
Preliminary Recommendation: Approve the resolution of intent to initiate the Zoning Map amendment.
(Continued from Regular Meeting of April 26, 2007)

H. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 24, 2007**

**1:30 PM
Regular Meeting**

10:10 a.m. MS
DOCUMENTS DE

MAY 21 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2005.0633DDDD (S. VELLVE: (415) 558-6263)
113 PIXLEY STREET - south side between Fillmore and Webster Streets; Lot 007 in Assessor's Block 0516 - **Request for Discretionary Review** of Building Permit Application No. 2006.01.31.3422 to construct a 4-foot tall vertical addition to accommodate a third floor of occupancy in an existing two-story single-family home located in an RH-2 (House, Two-Family) District and 40-X Height and Bulk District. The project is also the subject of a rear yard variance (2005.0633V), which will be heard by the Zoning Administrator immediately after the Planning Commission hears the requests for Discretionary Review.
Preliminary Recommendation: Do not take DR and approve as revised.
(Proposed for Continuance to May 31, 2007)
- 1b. 2005.0633V (S. VELLVE: (415) 558-6263)
113 PIXLEY STREET - south side between Fillmore and Webster Streets; Lot 007 in Assessor's Block 0516 - **Request for a Rear Yard Variance** to construct a rear addition of approximately 4-feet deep and 10-feet wide within the last 15 feet of the lot containing a two-story single-family home located in an RH-2 (House, Two-Family) District and 40-X Height and Bulk District.
(Proposed for Continuance to May 31, 2007)
- 2a. 2006.1414C (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay and Washington Streets; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization** pursuant to Sections 228.2, 228.3 and 303 of the Planning Code to convert the property's use from a gas station (Shell) within an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District, and an 80-D Height and Bulk District. The gas station ceased operation in approximately October of 2004. The subject case will address land use violations on the property. A companion case (Case 2006.0741C) will seek to establish an off-street parking facility (temporary).
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of April 5, 2007)
(Proposed for Continuance to June 7, 2007)
- 2b. 2006.0741C (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay and Washington Streets; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization** pursuant to Sections 209.7 and 303 of the Planning Code to establish an off-street parking facility (temporary) within an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District. The surface parking lot will provide approximately 33 parking spaces. A companion case (Case

2006.1414C) will seek to authorize the conversion of a defunct gas station (Shell). The subject case will address land use violations on the property.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of April 5, 2007)

(Proposed for Continuance to June 7, 2007)

- 2c. 2004.0890CV (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay Street and Van Ness Avenue; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization**, pursuant to Sections 253.2 and 303 of the Planning Code to allow the construction of a building which exceeds 40 feet in height, to construct a mixed-use building of 80 feet in height with approximately 3,000 square feet of ground-floor commercial space, up to 35 dwelling units and 35 below-grade off-street parking spaces within an RC-4 (Residential-Commercial Combine, High Density) Use District, an 80-D Height and Bulk District, and the Van Ness Special Use District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of April 5, 2007)
(Proposed for Continuance to June 7, 2007)
- 2d. 2004.0890CV (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay Street and Van Ness Avenue; Lot 012 in Assessor's Block 0619 - **Request for Variances** from the rear yard and exposure requirements, pursuant to Sections 135, 243(c)(6), and 307(g) of the Planning Code to allow a modified required rear yard for the project and an exception to the exposure requirement for 14 units. The Zoning Administrator will consider the request following the Planning Commission's consideration of the Conditional Use authorization.
(Continued from Regular Meeting of April 5, 2007)
(Proposed for Continuance to June 7, 2007)
- 3a. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for review by the Planning Commission under Planning Code Section 309** of a four-story addition to an existing eight-story building (with a partial ninth floor) requiring exceptions to Planning Code standards for freight loading and building bulk, in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office - Special Development) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of April 5, 2007)
(Proposed for Continuance to June 7, 2007)
- 3b. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for allocation of office space by the Planning Commission under Planning Code Section 321** in conjunction with a four-story addition to an existing eight-story building (with a partial ninth floor). This project requires the allocation of approximately 67,310 square feet of office space. The site is in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office - Special Development) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of April 5, 2007)
(Proposed for Continuance to June 7, 2007)
4. 2006.1303C (E. WATTY: (415) 558-6620)
77 OAKWOOD STREET - east side between 18TH and 19TH Streets; Lot 059 in Assessor's Block 3587 - **Request for Conditional Use Authorization** to demolish a single-family structure and construct a new two-family structure, pursuant to the Board of

Supervisors' interim zoning controls requiring conditional use authorization for the demolition of a residential structure. This site is located within the RH-2 (Residential House, Two Family) Zoning District and 40-X Height and Bulk District.
(Proposed for Continuance to June 21, 2007)

- 5a. 2005.0930DV (M. LI: (415) 558-6396)
1355 PACIFIC AVENUE - south side between Hyde and Leavenworth Streets, Lot 031 in Assessor's Block 0184 - **Request for Discretionary Review** of Building Permit Application No. 2006 0824 0472 proposing the construction of a five-story, 65-foot-high building containing 24 dwelling units and a garage with 24 parking spaces. The project site is within an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Indefinite Continuance)
- 5b. 2005.0930DV (M. LI: (415) 558-6396)
1355 PACIFIC AVENUE - south side between Hyde and Leavenworth Streets, Lot 031 in Assessor's Block 0184 - **Request for a rear yard modification and a dwelling unit exposure variance** in connection with a proposal to construct a five-story, 65-foot-high building containing 24 dwelling units and a garage with 24 parking spaces. The project site is within an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The request for the modification/variance will be considered by the Zoning Administrator.
(Proposed for indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

6. Consideration of Adoption:
- Draft Minutes of Special Meeting of March 15, 2007.
 - Draft Minutes of Special Meeting of May 10, 2007.
7. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.
8. **COMMISSION'S RULES AND REGULATIONS** - Discussion and possible action to amend the Commission's Rules and Regulations to address imposing time constraints on submittal of documents and material for review by the Commission and the public; discuss and possibly establish rules or policies that address other areas of interest of the Commission.

C. DIRECTOR'S REPORT

9. Director's Announcements

10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

11. 2006.1182Q (D. DIBARTOLO: (415) 558-6291)
420-428 VALLEJO STREET - north side between Kearny and Montgomery Streets, Lot 013 in Assessor's Block 0133 - **Public hearing**, under Article 9 of the Subdivision Code, to determine consistency of a proposed five-unit Condominium-Conversion Subdivision with the General Plan, located in a RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of May 10, 2007)

F. REGULAR CALENDAR

12. 2006.0208C (S. MIDDLEBROOK: (415) 558-6372)
4716-4722 MISSION STREET - west side between Ruth and Leo Streets, Lots 014 and 015 in Assessor's Block 6955 - **Request for Conditional Use Authorization** under Planning Code 712.39 to demolish both the existing mixed-use building with a second floor dwelling unit and the existing commercial building in order to merge the two lots and to construct a 5-story, residential/commercial mixed-use building with 8 residential units, 8 off-street parking places, and ground floor commercial within a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 65-A Height and Bulk designation.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of May 17, 2007)
13. 2006.1396D (A. STARR; (415) 558-6362)
146 FUNSTON AVENUE - eastside between Lake and California Streets, Lot 034 in Assessor's Block 1372 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.10.02.3904 proposing to merge two dwelling units into one in an RH-2 (Residential House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of April 19, 2007)
14. 2004.0557E (WISE: (415) 575-9049))
1601 LARKIN STREET - **Public Hearing on the Draft Environmental Impact Report (EIR)**. The project site (Assessor's Block 0620 and Lot 006) is located in the Nob Hill neighborhood on the northwest corner lot of the intersection of Clay and Larkin Streets. The existing project site is an 11,200-square-foot lot containing a two-story over

basement church building of approximately 19,050 square feet and a ten-car surface parking lot. The church building is considered a historical resource under CEQA. The project sponsor, California Nevada Conference of the Methodist Church and Pacific Polk Properties, LLC, proposes to demolish the existing church and construct a 63-foot-high, six-story-tall building of approximately 67,500 square feet containing 27 residential units and 30 off-street parking spaces in two separate parking levels (one at ground level and one below grade). The main entrance to the residences and the driveway to the ground-floor garage would be from Larkin Street. Vehicular access to the below-grade parking garage containing 21 spaces would be from Clay Street. The project site is in a RM-3 (Residential Mixed, Medium Density) Zoning District and a 65-A Height-Bulk District.

Preliminary Recommendation: No Action Required

Note: Written comments will be accepted at the Planning Department's offices until the close of business on May 29, 2007.

G. PUBLIC COMMENT

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 31, 2007

1:30 PM

Special Meeting

12:15 p.m. mst
DOCUMENTS DEPT.

MAY 29 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

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COMMUNICATIONS

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- 4) Public Correspondence

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

1. Consideration of Adoption:

- Draft Minutes of Regular Meeting of February 8, 2007.
- Draft Minutes of Special Meeting of February 15, 2007.
- Draft Minutes of Regular Meeting of February 15, 2007
- Draft Minutes of Special Meeting of February 22, 2007.
- Draft Minutes of Regular Meeting of February 22, 2007.
- Draft Minutes of Regular Meeting of March 8, 2007.
- Draft Minutes of Regular Meeting of April 19, 2007.
- Draft Minutes of Regular Meeting of April 26, 2007.
- Draft Minutes of Special Meeting of May 17, 2007.

2. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

3. (L. Avery (415) 558-6407)

STATEMENT OF INCOMPATIBLE ACTIVITIES – Discussion of the Planning Department's/Commission's Statement of Incompatible Activities.

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

6. 2006.0734C (M. GLUECKERT: (415) 558-6543)
3192 16TH STREET - north side between Guerrero and Valencia - **Request for Conditional Use Authorization** under Planning Code Sections 726.48 and 790.38 for Other Entertainment within the Valencia Street Neighborhood Commercial District and within a 40-X Height and Bulk District. The existing bar use, d.b.a. "Double Dutch", formerly known as "Cama", will not change. The new owner is seeking authorization for recorded amplified music and a DJ. Hours of operation will remain 5pm to 2am. No physical expansion or increase in exterior dimensions of the existing building is proposed. Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of May 10, 2007)
Note: On January 11, 2007, following public testimony, the Commission closed the public hearing and continued this matter to 4/12/07 and required the project sponsor to do a sound study. The public hearing will be reopened if new material/information is put before the Commission for consideration.
NOTE: On April 12, 2007, without a hearing the matter was continued to 5/10/07.
NOTE: On May 10, 2007, following public testimony, the Commission passed a motion to approved as amended: six months to a year to review/report to Director of Planning who will report to the Commission; no use of the backyard by a vote of +7 -0. Final Language May 31, 2007.

7. 2007.0084D (E. OROPEZA: (415) 558-6381)
75 FOLSOM STREET - south side between Spear and Stuart Streets; Lots 021, 022 & 023 (units no. 905, 906 & 907) in Assessor's Block 3744, "Hill Plaza" - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of dwelling unit mergers, for Building Permit Application no. 2007.0116.1750. The merger would reduce the number of legal dwelling units from 67 to 65. The property is located within the RH-DTR (Rincon Hill Residential Mixed Use) District and an 80 / 200-R Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of May 10, 2007)
Note: On May 10, 2007, following public testimony, the Commission closed public hearing and continued the matter to May 31, 2007 by a vote of +6 -1. Commissioner Antonini voted no.

G. REGULAR CALENDAR

- 8a. 2005.0633DDDD (S. VELLVE: (415) 558-6263)
113 PIXLEY STREET - south side between Fillmore and Webster Streets; Lot 007 in Assessor's Block 0516 - **Requests for Discretionary Review** of Building Permit

Application No. 2006.01.31.3422 proposing to construct a 4-foot tall vertical addition to accommodate a third floor of occupancy and a 4-foot deep and 10-foot wide horizontal addition within the last 15 feet of the lot in an existing two-story single-family home located in an RH-2 (House, Two-Family) District and 40-X Height and Bulk District. The project is also subject to a rear yard variance for the horizontal addition (Case No. 2005.0633V), which will be heard by the Zoning Administrator immediately after the Planning Commission hears the requests for Discretionary Review.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

(Continued from Regular Meeting of May 24, 2007)

- 8b. 2005.0633V (S. VELLVE: (415) 558-6263)
113 PIXLEY STREET - south side between Fillmore and Webster Streets; Lot 007 in Assessor's Block 0516 - **Request for a Rear Yard Variance** to construct a rear horizontal addition of approximately 4-feet deep and 10-feet wide within the last 15 feet of the lot containing a two-story single-family home located in an RH-2 (House, Two-Family) District and 40-X Height and Bulk District.

(Continued from Regular Meeting of May 24, 2007)

9. (L. BADINER: (415) 558-6350)
MISSION BAY - This is an **informational presentation** on the Mission Bay Planning Process, Design for Development Controls, and recent developments.

(Continued from Regular Meeting of May 17, 2007)

H. PUBLIC COMMENT

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Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 7, 2007

1:30 PM

Regular Meeting

11:10 a.m. msf
DOCUMENTS DEPT.

JUN - 4 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2006.0856CV (M. WOODS: (415) 558-6315)
461 BAKER STREET - southwest corner at Grove Street; Lot 001, in Assessor's Block 1199 - **Request for Conditional Use Authorization** under Planning Code Sections 209.3(f) and 303 to establish a child-care facility for more than 12 children in an annex to an existing preschool, Pacific Primary School, located across the street at 1500 Grove Street, in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 21, 2007)
- 1b. 2006.0856CV (M. WOODS: (415) 558-6315)
461 BAKER STREET - southwest corner at Grove Street; Lot 001, in Assessor's Block 1199 - **Request for Variances** from the rear yard and parking requirements, pursuant to Planning Code Sections 134 and 151 to allow the construction of a child-care facility, containing four classrooms for up to 75 children, in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. The Zoning Administrator will consider these Variances following the public hearing for the Conditional Use application referenced above.
(Proposed for Continuance to June 21, 2007)
- 2a. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for review by the Planning Commission under Planning Code Section 309** of a four-story addition to an existing eight-story building (with a partial ninth floor) requiring exceptions to Planning Code standards for freight loading and building bulk, in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office - Special Development) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of May 24, 2007)
(Proposed for Continuance to June 21, 2007)
- 2b. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for allocation of office space by the Planning Commission under Planning Code Section 321** in conjunction with a four-story addition to an existing eight-story building (with a partial ninth floor). This project requires the allocation of approximately 67,310 square feet of office space. The site is in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office - Special Development) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of May 24, 2007)
(Proposed for Continuance to June 21, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes - Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

3. Consideration of Adoption:

- Draft Minutes of Regular Meeting of January 18, 2007.
- Draft Minutes of Regular Meeting of January 25, 2007.
- Draft Minutes of Special Meeting of February 1, 2007.
- Draft Minutes of Regular Meeting of May 10, 2007.
- Draft Minutes of Special Meeting of May 24, 2007.
- Draft Minutes of Regular Meeting of May 24, 2007.

4. Commission Comments/Questions

- **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

- 5. Director's Announcements
- 6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
- 7. **943 Church Street** - Project Status

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 8. 2007.0252C (E. OROPEZA: (415) 558-6381)
2404 & 2406 BRYANT STREET - southwest corner of Bryant and 22nd Streets, Lot 039 in Assessor's Block 4150 - **Request for Conditional Use Authorization** per Planning Code Sections 186, 727.42 and 790.92, to establish a Retail Full-Service Restaurant Use (dba "El Metate") on a property that has a Limited Commercial Use Designation in the

RH-3 (House, Three-Family) District, the Mission Alcoholic Beverage Restricted Use Sub-District, and the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.

9. 2007.0418C (E. OROPEZA: (415) 558-6381)
675 TOWNSEND STREET (AKA 690 KING STREET)- northwest side of King Street between 7th and Division Streets, Lot 007 in Assessor's Block 3799 - **Request for Conditional Use Authorization** per Planning Code Section 218.1, to establish a Massage Establishment (dba "Suchada") of approximately 700 square feet, within the M-2 (Heavy Industrial) District, the Showplace Square Special Sign District, and a 40-X / 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.

F. REGULAR CALENDAR

10. 2007.0175D (E. OROPEZA: (415) 558-6381)
33 29TH STREET - south side between San Jose Avenue and Mission Street; Lot 051 in Assessor's Block 6635 - **Mandatory Discretionary Review**, under the Planning Code Sections 712.84 and 790.141 requiring review of Medical Cannabis Dispensaries (MCDs), of Building Permit Application 2005.0518.2807, to maintain operation of an existing MCD (d.b.a. "The Bernal Heights Dispensary"). The property is located within the NC-3 (Moderate-Scale) Neighborhood Commercial Use District, The Mission Alcoholic Beverage Restricted Use Subdistrict, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
11. 2005.1134DDDD (S. VELLVE: (415) 558-6263)
3424 JACKSON STREET - north side between Laurel and Locust Streets; Lot 003B in Assessor's Block 0971 - **Requests for Discretionary Review** of Building Permit Application No. 2005.08.29.1450 proposing to add a three-story horizontal addition (with roof deck) to the rear of the existing ground floor, first and second floors; a deck that will extend beyond the second-floor rear addition; a horizontal addition to the rear of the third floor; and a one story horizontal addition at the front of the existing fourth floor of the single-family home located in an RH-1 (Residential, House, One-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
- 12a. 2006.1414C (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay and Washington Streets; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization** pursuant to Sections 228.2, 228.3 and 303 of the Planning Code to convert the property's use from a gas station (Shell) within an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District, and an 80-D Height and Bulk District. The gas station ceased operation in approximately October of 2004. The subject case will address land use violations on the property. A companion case (Case 2006.0741C) will seek to establish an off-street parking facility (temporary).
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of May 24, 2007)
- 12b. 2006.0741C (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay and Washington Streets; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization** pursuant to Sections 209.7 and 303 of the Planning Code to establish an off-street parking facility

(temporary) within an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District. The surface parking lot will provide approximately 33 parking spaces. A companion case (Case 2006.1414C) will seek to authorize the conversion of a defunct gas station (Shell). The subject case will address land use violations on the property.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of May 24, 2007)

- 12c. 2004.0890CV (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay Street and Van Ness Avenue; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization**, pursuant to Sections 253.2 and 303 of the Planning Code to allow the construction of a building which exceeds 40 feet in height, to construct a mixed-use building of 80 feet in height with approximately 3,000 square feet of ground-floor commercial space, up to 35 dwelling units and 35 below-grade off-street parking spaces within an RC-4 (Residential-Commercial Combine, High Density) Use District, an 80-D Height and Bulk District, and the Van Ness Special Use District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of May 24, 2007)
- 12d. 2004.0890CV (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay Street and Van Ness Avenue; Lot 012 in Assessor's Block 0619 - **Request for Variances** from the rear yard and exposure requirements, pursuant to Sections 135, 243(c)(6), and 307(g) of the Planning Code to allow a modified required rear yard for the project and an exception to the exposure requirement for 14 units. The Zoning Administrator will consider the request following the Planning Commission's consideration of the Conditional Use Authorization.
(Continued from Regular Meeting of May 24, 2007)
13. (S. DENNIS: (415) 558-6314)
CONSIDERATION OF ADOPTION of a **COMMISSION POLICY** for the review of building permits and approvals in the Eastern Neighborhoods prior to the adoption of the Eastern Neighborhoods area plans and code amendments.
(Continued from Regular Meeting of May 17, 2007)
Preliminary Recommendation: Adopt policy resolution as proposed.
14. 2005.0351E (V. WISE: (415) 575-9049)
700 VALENCIA STREET - Lot 001 of Assessor's Block 3588, bounded by Valencia, 19th, Lapidge and 18th Streets - **Appeal of Preliminary Mitigated Negative Declaration**. The proposed project would include demolition of an existing building and construction of a five-story, 50-foot-tall mixed-use building totaling approximately 22,662 square feet. The building would include nine dwelling units, nine parking spaces and one commercial unit. Vehicular access to the garage would be via 18th Street. Access to the commercial unit would be at the corner of Valencia and 18th Street and along Valencia Street. The project site in the Valencia Neighborhood Commercial zoning district and is within a 50-X height and bulk district. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.
(Continued from Regular Meeting of May 17, 2007)
15. 2007.0297D (M. SNYDER: (415) 575-6891)
700 VALENCIA STREET - southwest corner of Valencia Street and 18th Street, Lot 001 in Assessor's Block 3588 - **Request for Discretionary Review** of Building Permit Application No. 2005.04.14.0087 proposing to construct a new 50-foot tall structure where

a small car sales structure currently sits. The new structure would contain nine dwelling units, nine off-street parking spaces and approximately 1,700 square feet of ground floor retail. The property is within the Valencia Neighborhood Commercial District, and a 50-X Height and Bulk District.

Preliminary Recommendation: Do not take discretionary review and approve the project as proposed.

(Continued from Regular Meeting of May 17, 2007)

- 16a. 2005.1062BV (M. GLUECKERT: (415) 558-6543)
650 TOWNSEND STREET - north side of Townsend Street between 7th Street and 8th Street, Lot 009 in Assessor's Block 3783 - **Request for office allocation** pursuant to Planning Code Section 321 to authorize 375,151 square feet of office space. The proposal is to convert approximately 269,680 square feet of business service and approximately 105,471 square feet of exhibition space to office space within the existing building. The existing 269,680 square feet of office space and 30,730 square feet of retail space would remain. No new construction is proposed. The project site is within an M-2 (Heavy Industrial) Zoning District, and 65-X/100-X Height & Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of May 10, 2007)
- 16b. 2005.1062BV (M. GLUECKERT (415) 558-6543)
650 TOWNSEND STREET - north side of Townsend Street between 7th and 8th Streets, Lot 009 in Assessors Block 3783 - **Off-Street Parking Variance Sought** - The building would contain 644,831 square feet of office space and 30,730 square feet of retail space. The proposed use would require a total of 1,373 parking spaces on the site. Currently, the site provides up to 971 parking spaces, via on-site parking and through the use of a valet parking system. A variance is required for the parking deficit of 402 spaces. The project site is within an M-2 (Heavy Industrial) Zoning District, and 65-X/100-X Height & Bulk District.
(Continued from Regular Meeting of May 10, 2007)
17. 2004.0588E (V. WISE: (415) 575-9049)
255 7TH STREET - (WESTBROOK PLAZA) PROJECT - Certification of the Final Environmental Impact Report. The existing site (Assessor's Block 3731, Lots 126 and 154) is located at 255 Seventh Street and includes two buildings, which are located in the northwest corner of the project site and front Seventh Street. The rest of the lot is occupied by a surface parking lot. The proposed project would demolish both structures and eliminate the surface parking lot. The proposed project would result in the construction of two new buildings containing, in combination, 49 affordable housing units and a health clinic, the South of Market Health Center (SMHC). A five-story, 50-foot building with three levels of residential above a two-level approximately 19,500-square-foot health center would front Seventh Street (the Seventh Street Building). A four-story, 40-foot residential building would front Moss Street (the Moss Street Building). The two buildings would share a mid-block courtyard. The proposed project would also include a subsurface parking lot, which would accommodate about 45 parking spaces. The project sponsor is proposing to merge lots 126 and 154. Both of the lots have portions within the SLR (Service/Light Industrial/Residential Mixed Use) and RED (Residential Enclave) zoning districts and within the 50-X and 40-X height and bulk districts. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on April 5, 2007. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certify Environmental Impact Report.

- 18a. 2004.0588CV (M. SNYDER: (415) 575-6891)
255 7TH STREET - a through lot between Howard Street and Folsom Street that has frontages on both 7th Street and Moss Street, Lots 126 and 156 in Assessor's Block 3731 - **Request for Conditional Use Authorization** to allow an approximately 20,000 square foot community serving health center (a social service use) under Planning Code Sections 816.21 and 890.50 (a) in an SLR (Service / Light-Industrial / Residential) District. The social service use would be part of a larger project that would include approximately 49 dwelling units, approximately 45 off-street below grade parking spaces, and a small pharmacy. The subject property is partially within an SLR (Service / Light Industrial / Residential) District and a 50-X Height and Bulk District, and partially within an RED (Residential Enclave District) and 40-X Height and Bulk District.
- 18b. 2004.0588CV (M. SNYDER: (415) 575-6891)
255 7TH STREET - a through lot between Howard Street and Folsom Street that has frontages on both 7th Street and Moss Street, Lots 126 and 156 in Assessor's Block 37 - **Request for (1) a rear yard modification** to allow the rear yard open space be configured in the middle of the development between the proposed building as opposed to opposite one of the frontages (Planning Code Section 134(e)); **(2) a parking variance** to allow the project to include 45 independently accessible off-street parking spaces as opposed to 115 that would be required under Planning Code Section 151; and **(3) a variance from the height and extension requirements for awnings** for the three proposed awnings to allow their height to be approximately 11-feet high and extend out from the property line by six-feet (Planning Code Section 136.1). The subject property is partially within an SLR (Service / Light Industrial / Residential) District and a 50-X Height and Bulk District, and partially within an RED (Residential Enclave District) and 40-X Height and Bulk District.
19. 2004.0603E (M. JACINTO: (415) 575-9033)
601 DUBOCE AVENUE - Lot 3539, Lot 001 - **Appeal of a Preliminary Mitigated Negative Declaration** for the proposed construction of a four-story medical office building ("MOB") on a 52,000 square foot portion of two surface parking lots on the northeast corner of the California Pacific Medical Center Davies campus in the Duboce Triangle neighborhood. The 50,100 (46,000 as measured by the Planning Code) gross-square-foot MOB would contain offices, a Neuromuscular and Electroencephalogram Clinic, a pharmacy and admitting station for the existing ambulatory surgery department in the CPMC Hospital North Tower. Patient drop-off would be located adjacent the MOB's third floor, accessible via the existing Duboce Avenue service drive. The MOB would include two pedestrian entries: a southern entrance along Noe Street and a northern entrance located along Duboce Avenue across from the N-Judah MUNI stop. The project would result in removal of 75 onsite surface parking spaces; no new off-street parking spaces would be constructed as part of the project. Pedestrian and streetscape improvements, including a public plaza, landscaping and sidewalk widening along Noe Street would be undertaken as part of the project. The project site is in the RH-3 (Residential House, Three Family) Zoning District and the 65-D Height and Bulk District, and would require Conditional Use authorization for expansion of an institutional use in an RH-3 Zoning District, an amendment CPMC's Planned Unit Development, permits from the Department of Public Works for tree removal and new landscaping, as well as building permits from the Department of Building Inspection.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of April 12, 2007)

20. 2004.0603C (T. TAM (415) 558-6325)
601 DUBOCE AVENUE - southwest corner of Duboce Avenue and Noe Street; Lot 1 in Assessor's Block 3539 - **Request for a Conditional Use Authorization** for a Planned Unit Development pursuant to Planning Code Sections 303(c) and 304 to amend a previously approved CU/PUD authorization (Case No. 1987.847C, Motion No. M13255) and develop a new four-story, 46,000 gross-square-foot (gsf) clinic / medical office building (as measured by the Planning Code; 50,100 gsf without area reductions allowed by Sec. 102.9). The new building would contain a Neuromuscular and Electroencephalogram Clinic, offices, a pharmacy and an admitting station for the existing ambulatory surgery department in the CPMC Hospital North Tower. As a Planned Unit Development, the project is seeking modifications to Planning Code requirements for rear yard and independently accessible parking. The property is in an RH-3 (Residential, House, Three-Family) District and a 65-D Height and Bulk District. Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 12, 2007)
21. 2007.0319L (T. SULLIVAN-LENANE: 558-6257)
U.C. EXTENSION CENTER AT 55 LAGUNA STREET - formerly San Francisco State Teacher's College, blocks bounded by Buchanan, Hermann, Haight, and Laguna Streets; Lots 001, 001A in Assessor's Block 0857 and Lots 001, 002, 003 in Assessor's Block 0870 - **Request for the Planning Commission to adopt a Resolution to recommend or not recommend the designation of the U.C. Extension Campus at 55 Laguna Street, formerly San Francisco State Teacher's College as a San Francisco landmark under Article 10 of the Planning Code.** Block 0857, lot 001 & 001A, and Block 0870 lot 003, are zoned P (Public Use) and are in a 40-X Height and Bulk District. Block 0870, lot 001 & 002 are zoned P (Public Use) and are in an 80-B Height and Bulk District. Preliminary Recommendation: Not to recommend designation as a San Francisco landmark.
- 22a. 2004.0072D (G. CABREROS: (415) 558-6169)
2632 CABRILLO STREET - north side between 27th and 28th Avenues; Lot 018 in Assessor's Block 1617 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.06.24.7792, proposing to demolish an existing two-story, single-family dwelling in an RH-2 (Residential, House, Two-Family District) and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and Disapprove demolition.
(Continued from Regular Meeting of May 17, 2007)
- 22b. 2004.0073D (G. CABREROS: (415) 558-6169)
2632 CABRILLO STREET - north side between 27th and 28th Avenues; Lot 018 in Assessor's Block 1617 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.06.24.7794, proposing to construct a new three-story, two-unit building in an RH-2 (Residential, House, Two-Family District) and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and Approve.
(Continued from Regular Meeting of May 17, 2007)
23. 2003.0347T (K. DISCHINGER: (415) 558-6284)
Consider adopting a Resolution of Intention to Initiate an amendment to the Planning Code to dedicate a portion of the Van Ness and Market Neighborhood Infrastructure program to affordable housing and scheduling a public hearing to

consider adoption of the proposed amendment. The Planning Department, in coordination with our consulting team, has completed an analysis of the potential for an increased affordable housing contribution within the plan area. The amendments before the Planning Commission offers a substitute ordinance for section 249.33 adopted by the Planning Commission on April 5th. The proposed amendments would dedicate a portion of the Van Ness and Market Neighborhood Infrastructure Program to affordable housing. Preliminary Recommendation: Approval

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

CORRECTION

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 7, 2007

1:30 PM

Regular Meeting

2:35 p.m. msf
DOCUMENTS DEPT.

JUN - 5 2007

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President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

F. REGULAR CALENDAR

- 12a. 2006.1414C (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay Van Ness Avenue and Washington Streets; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization** pursuant to Sections 228.2, 228.3 and 303 of the Planning Code to convert the property's use from a gas station (Shell) within an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District, and an 80-D Height and Bulk District. The gas station ceased operation in approximately October of 2004. The subject case will address land use violations on the property. A companion case (Case 2006.0741C) will seek to establish an off-street parking facility (temporary). Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of May 24, 2007)
- 12b. 2006.0741C (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of Clay Van Ness Avenue and Washington Streets; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization** pursuant to Sections 209.7 and 303 of the Planning Code to establish an off-street parking facility (temporary) within an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District. The surface parking lot

will provide approximately 33 parking spaces. A companion case (Case 2006.1414C) will seek to authorize the conversion of a defunct gas station (Shell). The subject case will address land use violations on the property.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of May 24, 2007)

- 12c. 2004.0890CV (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of ~~Clay Street~~ and Van Ness Avenue and Washington Street; Lot 012 in Assessor's Block 0619 - **Request for Conditional Use Authorization**, pursuant to Sections 253.2 and 303 of the Planning Code to allow the construction of a building which exceeds 40 feet in height, to construct a mixed-use building of 80 feet in height with approximately 3,000 square feet of ground-floor commercial space, up to 35 dwelling units and 35 below-grade off-street parking spaces within an RC-4 (Residential-Commercial Combine, High Density) Use District, an 80-D Height and Bulk District, and the Van Ness Special Use District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of May 24, 2007)

- 12d. 2004.0890CV (S. VELLVE: (415) 558-6263)
1868 VAN NESS AVENUE - southeast corner of ~~Clay Street~~ and Van Ness Avenue and Washington Street; Lot 012 in Assessor's Block 0619 - **Request for Variances** from the rear yard and exposure requirements, pursuant to Sections 135, 243(c)(6), and 307(g) of the Planning Code to allow a modified required rear yard for the project and an exception to the exposure requirement for 14 units. The Zoning Administrator will consider the request following the Planning Commission's consideration of the Conditional Use Authorization.
(Continued from Regular Meeting of May 24, 2007)

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 14, 2007**

**1:30 PM
Regular Meeting**

3:45 p.m. MSF
DOCUMENTS DEPT.

JUN - 8 2007

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Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
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Or

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And

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1650 MISSION STREET, 4TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2006.0636D (A. STARR: (415) 558-6322)
2901-2903 PIERCE STREET - northwest corner of Union and Pierce Streets; Lot 006 in Assessor's Block 0536 - **Requests for Discretionary Review** of Building Permit Application No. 2006.07.13.6418 proposing to construct a new one-story, two-car garage with roof deck addition at the rear of the three-story, two-unit building. The existing detached garage structure would be demolished. The new garage would be located within the required rear yard, requiring a variance. The property is located in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Proposed for Continuance to June 21, 2007)
- 1b. 2006.0636VDD (A. STARR: (415) 558-6322)
2901-2903 PIERCE STREET - northwest corner of Union and Pierce Streets; Lot 006 in Assessor's Block 0536 - **Request for Variance** from Planning Code Section 134 (required rear yard) to allow demolition of the existing detached garage and to construct a new one-story horizontal addition approximately 26 feet deep and 26 feet wide at the rear of the existing two-family dwelling. The addition will accommodate a new two-car garage, roof deck and stairs leading from the roof deck to the rear yard. The new garage is located within the required rear yard. The property is located in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
(Proposed for Continuance to June 21, 2007)
2. 2004.1245E (R. SCHOHN: (415) 558-5985)
300 GRANT AVENUE - Assessor's Block 0287, Lots 013, 014 - **Appeal of a Preliminary Mitigated Negative Declaration**. The 10,500 square-foot project site is located at 300 Grant Avenue (aka 272-290 Sutter Street) on the northeast corner of Grant Avenue and Sutter Street in the Financial District neighborhood. The proposed project would involve the demolition of two buildings containing approximately 35,600-square feet of retail space and construction of an approximately 114,354 gross square foot, 12-story, 130-foot tall building containing up to 56 residential units, 15,000 square feet of retail space, and 34 to 40 off-street parking spaces. The retail entrance to the proposed project would be at the corner of Grant Avenue and Sutter Street, while the residential lobby entrance would be at the corner of Grant Avenue and Harlan Place. Access to the parking garage would be from Harlan Place off Grant Avenue. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the General Plan. Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration (Continued from Regular Meeting of May 10, 2007)
(Proposed for Continuance to June 28, 2007)

- 3a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 12-story mixed-use building containing approximately 56 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage, requiring the authorization of exceptions to Code standards for height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 10, 2007)
(Proposed for Continuance to June 28, 2007)
- 3b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance** of Planning Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 12-story mixed-use building containing approximately 56 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.
(Continued from Regular Meeting of May 10, 2007)
(Proposed for Continuance to June 28, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

4. Consideration of Adoption:
- Draft Minutes of Regular Meeting of March 15, 2007.
 - Draft Minutes of Regular Meeting of March 22, 2007.
 - Draft Minutes of Regular Meeting of April 5, 2007
 - Draft Minutes of Special Meeting of May 31, 2007.
5. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

8. 2007.0337C (A. STARR: (415) 558-6322)
405 BAKER STREET - west side between Grove and Hayes Streets; Lot 007, in Assessor's Block 1199 - **Request for Conditional Use authorization** under Planning Code Section 209.3(c) to allow a Residential Care Facility for more than 7 persons in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The project consists of establishing a residential care facility (dba Transitional Residential Mental Health Program) for approximately 15 adults in a building that was previously used as a residential care facility for 12 children (dba Burt Children's Center), but which is currently vacant. No expansion in the building envelope is proposed.
Preliminary Recommendation: Approval with conditions.

F. REGULAR CALENDAR

9. (A. JOHN-BAPTISTE: (415) 558-6547)
FY 2008 BUDGET UPDATE - **Informational Item.** Review of the Department's FY2008 budget, as revised and proposed in the Mayor's FY2008 budget.
10. (L. AVERY: (415) 558-6407)
COMMISSION'S RULES AND REGULATIONS - Discussion and possible action to amend the Commission's Rules and Regulations to address imposing time constraints on submittal of documents and material for review by the Commission and the public; discuss and possibly establish rules or policies that address other areas of interest of the Commission.
(Continued from Regular Meeting of May 24, 2007)
- 11a. 2006.1080C (T. FRYE: (415) 575-6822)
1029 NATOMA STREET - between 11th Street and Lafayette Street, Block 055 in Assessor's Block 3511 - **Request for Conditional Use Authorization** to allow the demolition of the existing single residential unit pursuant to Sections 803.5(b) and 816.13 of the Planning Code. The subject property is within an SLR (Service/Light Industrial/Residential) Zoning District, the Western SOMA Special Use District, and a 50-X Height and Bulk District. The proposal is to demolish the single residential unit and construct a new 50-foot structure that would include four units and four off-street parking spaces.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of April 12, 2007)

- 11b. 2006.1080CV (T. FRYE: (415) 575-6822)
1029 NATOMA STREET - between 11th Street and Lafayette Street, Block 055 in Assessor's Block 3511 - **Parking variance** to construct a new four-unit residential building with three off-street parking spaces, where four are required, per Planning Code Section 151. The subject property is within an SLR (Service/Light Industrial/Residential) Zoning District, the Western SOMA Special Use District, and a 50-X Height and Bulk District. The parking variance will be heard by the Zoning Administrator.
(Continued from Regular Meeting of April 12, 2007)
12. 2001.1056E (V. WISE: (415) 575-9049)
280 DIVISADERO STREET - **Public Hearing on the Draft Environmental Impact Report (EIR)**. The project site (Assessor's Block 1238, Lot 23) is located at 280 Divisadero Street, between Page and Haight Streets, in the Lower Haight neighborhood of the Western Addition district. The site consists of a single parcel, and is 6,875 square feet in area; it is within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and within a 40-X Height and Bulk District. The project site is City Landmark No. 190, the Charles L. Hinkel House and Carriage House, and contains two structures: a four-story single-family dwelling (the "main house") and a two-story building that originally served as a carriage house for the property (the "carriage house"). The project sponsor's proposal includes both exterior alterations and interior structural repairs to the carriage house, so that the resulting, essentially new building can be legalized as a second residential unit on the lot. Based on the proposed scope of work, the Planning Department has determined that the project would be considered "demolition" of the carriage house under the standards set forth in Article 10 of the Planning Code. The project is limited to the carriage house; no physical changes to the main house are proposed. The project sponsor is seeking a Variance because the carriage house is located within the required rear yard open space of the main house.
Preliminary Recommendation: Public Hearing to Receive Comments. No Action Required.
Note: Written comments will be accepted at the Planning Department's offices until 5 pm on June 18, 2007.
13. 2007.0286C (S. YOUNG: (415) 558-6346)
4041 GEARY BOULEVARD - southeast corner of 5th Avenue and Geary Boulevard; Lot 050 in Assessor's Block 1540 - **Request for Conditional Use Authorization** under Sections 703.4 and 303 of the Planning Code to establish a Formula Retail Use in an NC-3 (Moderate-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to establish a new retail coffee store (DBA "Starbucks"), with approximately 750 square feet in floor area, in vacant commercial retail space located within a recently approved auto repair shop (DBA "Service Center for San Francisco Toyota"). This proposal relates to a Conditional Use authorization granted by the Planning Commission on March 16, 2006 under Case No. 2005.1089C to convert a retail building, which was formerly occupied by Cala Foods grocery store, to the auto repair shop. Preliminary Recommendation: Approval with conditions.
14. 2007.0307D (T. WANG: (415) 558-6335)
2258 27TH AVENUE - east side between Rivera and Santiago Streets; Lot 021A in Assessor's Block 2323 - **Request for Discretionary Review** of Building Permit Application No. 2006.12.19.0106 to renovate the front facade and construct a third story vertical addition and a rear stairway to the existing one-story over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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**Commission Chambers - Room 400
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Thursday, June 21, 2007

1:30 PM

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12:50 p.m. msf
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JUN 18 2007

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0428C (A. STARR: (415) 558-6362)
1224 9th AVENUE - east side between Lincoln and Irving Streets; Lot 033, in Assessor's Block 1742 - **Request for Conditional Use Authorization** under Planning Code Section 703.24 to allow an outdoor activity area in the rear yard of the subject property in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. The outdoor activity area will be used as an outdoor dining area for 14 people for the existing restaurant (dba Bistro 9).
Preliminary Recommendation: Approve with conditions
(Proposed for Continuance to June 28, 2007)
2. 2006.0572C (T. FRYE: (415) 558-6822)
842 MOULTRIE STREET - south of Crescent Avenue; Assessor's Block 5810, Lot 009 - **Request for Conditional Use Authorization** for residential demolition pursuant to Board of Supervisors Resolution 122-07 to remove a 1906 Earthquake Refugee Shack from the property to allow for its preservation at another location, to demolish the non-historic additions, and to construct a new single-family dwelling. The property is located within an RH-1 (Residential, Single-Family) District with a 40-X Height and Bulk District within the Bernal Heights Special Use District.
Preliminary Recommendation: Approve with conditions
(Proposed for Continuance to June 28, 2007)
- 3a. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for review by the Planning Commission under Planning Code Section 309** of a four-story addition to an existing eight-story building (with a partial ninth floor) requiring exceptions to Planning Code standards for freight loading and building bulk, in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office - Special Development) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of June 7, 2007)
(Proposed for Continuance to June 28, 2007)
- 3b. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for allocation of office space by the Planning Commission under Planning Code Section 321** in conjunction with a four-story addition to an existing eight-story building (with a partial ninth floor). This project requires the allocation of approximately 67,310 square feet of office space. The site is in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office - Special Development) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of June 7, 2007)
(Proposed for Continuance to June 28, 2007)

4. 2007.0193D (M. LI: (415) 558-6396)
722 COLUMBUS AVENUE - east side between Filbert and Greenwich Streets, Lot 027 in Assessor's Block 0090 - **Mandatory Discretionary Review** of Building Permit Application No. 2007 0206 3529 to maintain operation of an existing medical cannabis dispensary (dba "Medical Cannabis Center") of approximately 1,000 square feet. The property is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of April 26, 2007)
(Proposed for Continuance to July 12, 2007)
- 5a. 2007.0388CV (B. FU: (415) 558-6613)
2574 SAN BRUNO AVENUE - west side, between Felton and Burrows Streets, Lot 011 in Assessor's Block 5981 - **Request for Conditional Use Authorization** for use size under Planning Code Sections 711.21 and 121.2 to demolish the existing community recreation center, "Boys Club," and construct a two-story over basement community health center, operated by the North East Medical Services, within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk Designation. The project also includes a Variance request for an exception to off-street parking requirements pursuant to Planning Code Section 151.
Preliminary Recommendation: approval with conditions
(Proposed for Continuance to July 26, 2007)
- 5b. 2007.0388CV (B. FU: (415) 558-6613)
2574 SAN BRUNO AVENUE - west side, between Felton and Burrows Streets, Lot 011 in Assessor's Block 5981 - **Variance Request** for off-street parking pursuant to Planning Code Section 151 for the proposed two-story over basement community health center, operated by the North East Medical Services, within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk Designation.
(Proposed for Continuance to July 26, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

6. Consideration of Adoption:
- Draft Minutes of Regular Meeting of May 17, 2007.
7. Commission Comments/Questions
- **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

8. Director's Announcements

9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

10. 2007.0084D (E. OROPEZA: (415) 558-6381)
75 FOLSOM STREET - south side between Spear and Steuart Streets; Lots 021, 022 & 023 (units no. 905, 906 & 907) in Assessor's Block 3744, "Hill Plaza" - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of dwelling unit mergers, for Building Permit Application no. 2007.0116.1750. The merger would reduce the number of legal dwelling units from 67 to 65. The property is located within the RH-DTR (Rincon Hill Residential Mixed Use) District and an 80 / 200-R Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Special Meeting of May 31, 2007)
Note: On May 10, 2007, following public testimony, the Commission closed public hearing and continued the matter to May 31, 2007 by a vote of +6 -1. Commissioner Antonini voted no.
Note: On May 31, 2007, the Commission entertained a motion to take Discretionary Review and approve per agreement by vote of +2 -4. Motion Failed. Commissioners S. Lee, Moore, Sugaya and Olague voted no. The matter was continued to June 21, 2007 by a vote of +5 -1. Commissioner Antonini voted no. Commissioner Alexander was absent. Public hearing remains closed.

G. REGULAR CALENDAR

- 11a. 2006.0856CV (M. WOODS: (415) 558-6315)
461 BAKER STREET AND 1500 GROVE STREET - southwest corner at Grove Street; Lot 1, in Assessor's Block 1199 for 461 Baker Street and northwest corner at Grove Street; Lot 9, in Assessor's Block 1184 for 1500 Grove Street - **Request for Conditional Use Authorization** under Planning Code Sections 209.3(f) and 303 to modify a Conditional Use authorization for an existing pre-school, the Pacific Primary School, located at 1500 Grove Street to allow the construction of a new child-care facility/pre-school annex for more than 12 children across the street at 461 Baker Street, in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. The annex will include 4 classrooms for up to 75 children, with the total enrollment for the school increasing to 160 children.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 7, 2007)

- 11b. 2006.0856CV (M. WOODS: (415) 558-6315)
461 BAKER STREET - southwest corner at Grove Street; Lot 1, in Assessor's Block 1199 - **Request for Variance** under Planning Code Sections 134 and 151 to allow the construction of a child-care facility/pre-school annex, containing 4 classrooms for up to 75 children, in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. As proposed, the project will not meet the Planning Code's rear yard and parking requirements. The Planning Code requires a 16-foot rear yard parallel to Grove Street, while the project proposes an interior courtyard in lieu of a standard 16-foot lot line to lot line rear yard layout. The Planning Code requires 3 parking spaces for 4 classrooms, while the project proposes none. (The Zoning Administrator will consider these Variances in conjunction with the public hearing for the Conditional Use authorization.)
(Continued from Regular Meeting of June 7, 2007)
12. 2006.1303C (E. WATTY: (415) 558-6620)
77 OAKWOOD STREET - east side between 18th and 19th Streets; Lot 059 in Assessor's Block 3587 - **Request for Conditional Use Authorization** to demolish a single-family dwelling and construct a new two-family dwelling, pursuant to the Board of Supervisors' interim zoning controls requiring conditional use authorization for the demolition of a residential structure. This site is located within the RH-2 (Residential House, Two Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of May 24, 2007)
13. 2007.0136C (E. WATTY: (415) 558-6620)
3953 24TH STREET - south side between Sanchez and Noe Streets; Lot 032 in Assessor's Block 6508 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 728.94, 161(j), and 303(e), to modify a previously approved Conditional Use Authorization in order to allow six senior dwelling-units to be converted into five market-rate dwelling-units with no off-street parking. This site is located within the 24th Street - Noe Valley Neighborhood Commercial District 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
14. 2006.0157C (G. CABREROS: (415) 558-6169)
21 WOOD STREET - west side between Lupine Avenue and Geary Boulevard; Lot 004 in Assessor's Block 1069 - **Request for Conditional Use Authorization** to allow the demolition of a single-family house and the construction of a new two-family building, pursuant to the Board of Supervisors' interim zoning controls requiring conditional use authorization for the demolition of a residential structure. This site is located within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
15. 2007.0072C (R. CRAWFORD: (415) 558-6358)
2367 MARKET STREET AKA 3970 17TH STREET - north side between Castro and Noe Streets, Assessor's Block 3563 Lot 036 - **Request for Conditional Use Authorization** under, Planning Code Section 186.1 to expand an existing nonconforming Neighborhood Commercial use (a bar (dba The Cafe)) on the second floor) and develop commercial space on the top floor. The project will include the construction of a 4-story addition on the 17th Street frontage at the rear of the building all within the Upper Market Neighborhood Commercial District and a 65-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions.

16. 2007.0431C (R. CRAWFORD: (415) 558-6358)
301 DEMONTFORT AVENUE, AND 251 JULES AVENUE - both sides between Jules and Ashton Avenues Lot 001 of Assessor's Block 6940 and Lot 012 of Assessor's Block 6933 - **Request for Conditional Use Authorization** under Planning Code Section 209.3(h) to expand an existing Secondary School with the addition of 3 temporary classroom modules within the existing parking lots in the RH-1, Residential House, One Family and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
17. 2007.0115D (M. GLUECKERT 558-6543)
174 VALENCIA STREET - west side between Duboce and McCoppin; Lot 014 in Assessor's Block 3502 - **Request for Mandatory Discretionary Review** of Building Permit Application No. 2007.01.12.1596 to maintain operation of an existing Medical Cannabis Dispensary (d.b.a. "Mr. Nice Guy"). The parcel is located within a C-M (Heavy Commercial) District and a 50-X Height/Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the project as submitted.
(Continued from Regular Meeting of April 26, 2007)
- 18a. 2006.0636DD (A. STARR: (415) 558-6322)
2901-2903 PIERCE STREET - northwest corner of Union and Pierce Streets; Lot 006 in Assessor's Block 0536 - **Requests for Discretionary Review** of Building Permit Application No. 2006.07.13.6418 proposing to construct a new one-story, two-car garage with roof deck addition at the rear of the three-story, two-unit building. The existing detached garage structure would be demolished. The new garage would be located within the required rear yard, requiring a variance. The property is located in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of June 14, 2007)
- 18b. 2006.0636VDD (A. STARR: (415) 558-6322)
2901-2903 PIERCE STREET - northwest corner of Union and Pierce Streets; Lot 006 in Assessor's Block 0536 - **Request for Variance** from Planning Code Section 134 (required rear yard) to allow demolition of the existing detached garage and to construct a new one-story horizontal addition approximately 26 feet deep and 26 feet wide at the rear of the existing two-family dwelling. The addition will accommodate a new two-car garage, roof deck and stairs leading from the roof deck to the rear yard. The new garage is located within the required rear yard. The property is located in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of June 14, 2007)
19. 2007.0292D (K. CONNER: (415) 575-6914)
194-198 GUERRERO STREET A.K.A. 502 14TH STREET - west side at the northwest corner of the intersection with 14th Street; Lot 014 in Assessor's Block 3534 - **Request for Mandatory Discretionary Review** of Building Permit Application No. 2007.02.27.4993, to maintain operation of an existing Medical Cannabis Dispensary (d.b.a. Love Shack) within the NC-1 (Cluster, Neighborhood Commercial), District, and the 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

20. 2007.0212D (K.CONNER: (415) 575-6914)
1430 DIAMOND STREET - west side between 27th Street and Duncan Street; Lot 004C in Assessor's Block 6588 - **Request for Discretionary Review** of Building Permit Application No. 2006.10.11.4737, proposing construction of a 12-foot horizontal rear addition and a vertical addition to an existing two-story single family residence in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending.
21. 2007.0164D (C. JAROSLAWSKY (415) 558-6348)
40 JUANITA WAY - south side between Fowler Avenue and Teresita Boulevard; Lot 010 in Assessor's Block 2901B - **Request for Discretionary Review** of Building Permit Application No. 20056.12.20.0206, construct a third level addition, onto a one-story over garage, single-family structure. The addition would include a rear deck and stairs at the second and third levels, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
22. 2007.0436D (S. YOUNG: (415) 558-6346)
58 WILMOT STREET/2255-57 PINE STREET - a through lot with frontage on Wilmot and Pine Streets, between Fillmore and Webster Streets, Lot 27 in Assessor's Block 660 - **Request for Discretionary Review** of Building Permit Application Nos. 2007.03.09.5884 proposing to construct a below-grade garage and 2007.03.09.5886 proposing to construct a new three-story over basement, single-family dwelling fronting on Wilmot Street. An existing two-story over basement, two-family dwelling fronts Pine Street. On January 19, 2007, the Zoning Administrator granted variances to the Planning Code's Minimum Lot Area, Rear Yard and Off-Street Parking requirements with regard to this project.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 28, 2007

1:30 PM

Regular Meeting

3:45 p.m. mst
DOCUMENTS DEPT.

JUN 22 2007

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

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Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1 2004.1245E (N. TURRELL: (415) 575-9047)
300 GRANT AVENUE - Assessor's Block 0287, Lots 013, 014 - **Appeal of a Preliminary Mitigated Negative Declaration.** The 10,500 square-foot project site is located at 300 Grant Avenue (aka 272-290 Sutter Street) on the northeast corner of Grant Avenue and Sutter Street in the Financial District neighborhood. The proposed project would involve the demolition of two buildings containing approximately 35,600-square feet of retail space and construction of an approximately 114,354 gross square foot, 12-story, 130-foot tall building containing up to 56 residential units, 15,000 square feet of retail space, and 34 to 40 off-street parking spaces. The retail entrance to the proposed project would be at the corner of Grant Avenue and Sutter Street, while the residential lobby entrance would be at the corner of Grant Avenue and Harlan Place. Access to the parking garage would be from Harlan Place off Grant Avenue. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the General Plan.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of June 14, 2007)
(Proposed for Continuance to July 12, 2007)
- 2a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage, requiring the authorization of exceptions to Code standards for height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 14, 2007)
(Proposed for Continuance to July 12, 2007)
- 2b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance** of Planning Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.
(Continued from Regular Meeting of June 14, 2007)

(Proposed for Continuance to July 12, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

3. Consideration of Adoption:

- Draft Minutes of Regular Meeting of June 14, 2007.
- Draft Minutes of Special Meeting of June 14, 2007.
- Draft Minutes of Special Meeting of November 30, 2006.
- Draft Minutes of Special Meeting of November 9, 2006.
- Draft Minutes of Special Meeting of November 2, 2006.
- Draft Minutes of Regular Meeting of November 2, 2006.

4. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

5. Director's Announcements

6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

(A. GHOSH: (415) 558-6282)

7. EASTERN NEIGHBORHOODS: DESIGN CHALLENGES IN AFFORDABLE HOUSING - The AIA will present its assessment of the following subject at the request of the Commission: A demonstration of practical applications of providing infill affordable housing in zoning districts that also require the allocation of PDR (Production, Distribution and Repair) use. Examples of design excellence in affordable housing will also be exhibited.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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E. REGULAR CALENDAR

8. 2007.0428C (A. STARR: (415) 558-6362)
1224 9TH AVENUE - east side between Lincoln Way and Irving Street; Lot 033, in Assessor's Block 1742 - **Request for Conditional Use Authorization** under Planning

Code Sections 303 and 703.24 to allow an outdoor activity area for outdoor dining in the rear yard of an existing full-service restaurant (d.b.a. Bistro 9) in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of June 21, 2007)

9. 2006.0572C (T. FRYE: (415) 558-6822)
842 MOULTRIE STREET - south of Crescent Avenue; Assessor's Block 5810, Lot 009 - **Request for Conditional Use Authorization** for residential demolition pursuant to Board of Supervisors Resolution 122-07 to remove a 1906 Earthquake Refugee Shack from the property to allow for its preservation at another location, to demolish the non-historic additions, and to construct a new single-family dwelling. The property is located within an RH-1 (Residential, Single-Family) District with a 40-X Height and Bulk District within the Bernal Heights Special Use District.
Preliminary Recommendation: Approve with conditions
(Continued from Regular Meeting of June 21, 2007)
10. 2007.0338C (J. IONIN: (415) 558-6309)
2263 CHESTNUT STREET - south side between Pierce and Scott Streets; Lot 032 in Assessor's Block 0489 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 711.24 to allow an outdoor activity area for outdoor dining in the rear yard of an existing full-service restaurant (d.b.a. Squat & Gobble) in an NC-2 (Neighborhood Commercial, Small Scale) District, the Chestnut Street Financial Service Subdistrict and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
11. 2007.0285D (J. IONIN (415) 558-6309)
115 PRESIDIO AVENUE - west side between Jackson and Washington Streets; Lot 003 in Assessor's Block 0984 - **Request for Discretionary Review** of Building Permit Application No. 2006.11.13.7549, proposing to reduce the slope of the rear portion of the roof and reconfigure the rear façade of the fourth level of this single-family house. The roof change would be set back approximately 18 feet from the front façade (approximately 44 feet from the front property line) and increase the floor to ceiling height, creating additional occupiable living area in an RH-1 (Residential House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take Discretionary Review and approve the project.
12. 2007.0518T (S. EXLINE: (415) 558-6332)
AMENDMENTS TO PLANNING CODE SECTION 315/INCLUSIONARY HOUSING; ESTABLISH AND REQUIRE MINIMUM QUALIFICATIONS OF FIRMS MARKETING BMR UNITS - Ordinance introduced by Supervisor Sandoval as part of Board File No. 070444 that would amend portions of the Planning Code to establish minimum requirements for firms that market below market rate units.
Preliminary Recommendation: Adoption
13. 2007.0605 (S. EXLINE: (415) 558-6332)
ADOPT THE RESIDENTIAL INCLUSIONARY AFFORDABLE HOUSING PROGRAM MONITORING AND PROCEDURES MANUAL - Doug Shoemaker from the Mayor's Office of Housing will be presenting an update to the Residential Inclusionary Affordable Housing Monitoring and Procedures Manual. This update is due to recent changes in Planning Code Section 315 and is done on an as-needed basis.
Preliminary Recommendation: Adoption.

14. 2007.0332D (M. GLUECKERT: (415) 558-6543)
1597 HOWARD STREET - southwest side between 11th Street and 12th Street; Lot 053 in Assessor's Block 3516 - **Request for Mandatory Discretionary Review** of Building Permit Application No. 2005.05.27.3610 to maintain operation of an existing Medical Cannabis Dispensary (d.b.a. "Emmalyn's"). The parcel is located within a SLR (Service/Light Industrial/Residential) Zoning District and a 50-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
15. 2006.1476D (K. CONNER: (415) 575-6914)
880-882 DOLORES STREET - west side between 22nd and 21st Streets; Lot 017 in Assessor's Block 3619 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.11.20.8161, proposing to convert the building's authorized use from three units to two units, in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the proposal as submitted.
16. 2007.0447D (G. CABREROS: (415) 558-6169)
289 FREDERICK STREET - southeast corner of the intersection of Clayton and Frederick Streets, Lot 086 in Assessor's Block 1269 - **Request for Discretionary Review** of Building Permit Application No. 2007.01.18.1917 proposing to construct a one-story side horizontal addition at the existing west side setback located towards the rear of the house and also to construct a rear horizontal addition at all (three) levels in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 17a. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for review by the Planning Commission under Planning Code Section 309** of a four-story addition to an existing eight-story building (with a partial ninth floor) requiring exceptions to Planning Code standards for freight loading and building bulk, in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office - Special Development) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of June 21, 2007)
- 17b. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for allocation of office space by the Planning Commission under Planning Code Section 321** in conjunction with a four-story addition to an existing eight-story building (with a partial ninth floor). This project requires the allocation of approximately 67,310 square feet of office space. The site is in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office - Special Development) Districts and a 200-S Height and Bulk District.
(Continued from Regular Meeting of June 21, 2007)

6:00 P.M.

18.

(K. RICH: (415) 558-6345)

The Eastern Neighborhoods Program encompasses the Mission, Central Waterfront, East SoMa and Showplace Square. Planning Staff, along with staff from the Municipal Transportation Agency and the Recreation and Parks Department will present a progress report on the Transportation and Open Space elements of the planning process and a proposed schedule for completing these elements of the Plan. Planning staff will also present a proposed framework for further informational hearings in July and August for the Commission's review.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, July 5, 2007*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, July 5, 2007* has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, July 12, 2007*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	DWIGHT ALEXANDER
VICE-PRESIDENT	CHRISTINA OLAGUE
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	M. SUE LEE
COMMISSIONER	WILLIAM L. LEE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

10:40 a.m. msf
DOCUMENTS DEPT.

JUN 29 2007

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SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

Commission Chambers - Room 416
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 12, 2007

10:00 A.M.

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PUBLIC LIBRARY

President: Dwight S. Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini, M. Sue Lee, William L. Lee
Kathrin Moore and Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning

Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (*67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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COMMUNICATIONS

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10:00 A.M.

ROLL CALL:	Commission President:	Dwight Alexander
	Commission Vice-President:	Christina Olague
	Commissioners:	Michael J. Antonini, M. Sue Lee, William L. Lee Kathrin Moore and Hisashi Sugaya

SPECIAL CALENDAR

(B. WYCKO (415) 575-9048)

LEVEL OF SERVICE - *Department staff will present the methodology currently in use to determine Level of Service impacts under CEQA.*

Adjournment:

CORRECTION

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, July 12, 2007

1:00 PM

Regular Meeting

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PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
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1:00 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

EXECUTIVE SESSION

Public comments on matters to be discussed in Closed Session.

Consider adoption of a motion on whether to assert the attorney-client privilege regarding the matters listed below as Conference with Legal Counsel.

THE PLANNING COMMISSION WILL GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING:

Conference with Legal Counsel – Pursuant to California Government Code Section 54956.9(a) and San Francisco Administrative Code Section 67.10(d)(1). (Kate Stacy / Audrey Pearson)

Existing Litigation: *San Franciscans for Livable Neighborhoods v. City and County of San Francisco*, San Francisco Superior Court Case 504-780, Court of Appeal A112987.

Following the closed session, the Planning Commission will reconvene in open session and will consider a motion to

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

1:30 P.M.**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0136C (E. WATTY: (415) 558-6620)
3953 24TH STREET - south side between Sanchez and Noe Streets; Lot 032 in Assessor's Block 6508 - **Request for Conditional Use Authorization**, pursuant to

Planning Code Sections 728.94, 161(j), and 303(e), to modify a previously approved Conditional Use Authorization in order to allow six senior dwelling-units to be converted into five market-rate dwelling-units with no off-street parking. This site is located within the 24th Street - Noe Valley Neighborhood Commercial District 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of June 21, 2007)

(Proposed for Continuance to August 9, 2007)

2. 2007.0469C (E. JACKSON: (415) 558-6363)
1049 -1053 HOWARD STREET - southeast side, between Russ and Moss Streets, Lot 074 in Assessor's Block 3731 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 816.15 and 303 to amend a previously approved CU authorization, allowing a group housing facility within an SLR (Service, Light Industrial, Residential) Zoning District with a 50-X Height and Bulk designation.
Preliminary Recommendation:
(Proposed for Continuance to July 19, 2007)
3. 2007.0246C (A. HOLLISTER: (415) 575-9078)
1326 POLK STREET - east side between Pine and Bush Streets, Lot 005 in Assessor's Block 0668 - **Request for Conditional Use Authorization** to establish a financial service (dba "CitiFinancial Services, Inc.") of approximately 1755 square feet within the vacant, existing ground-floor commercial space. No physical expansion of the existing building is proposed. Financial services that will be offered at this site include home mortgages, personal loans and automotive loans. This site is within the Polk Street Neighborhood Commercial District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval
(Proposed for Continuance to August 2, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

4. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of June 7, 2007.
 - Draft Minutes of Special Meeting of June 21, 2007.
 - Draft Minutes of Regular Meeting of June 21, 2007.
 - Draft Minutes of Special Meeting of October 19, 2006.
 - Draft Minutes of Special Meeting of January 19, 2006.
5. Commission Comments/Questions
 - **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

6. Director's Announcements

7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
8. 2002.0626CEKVX (J. MILLER: (415) 558-6344)
1160 MISSION STREET - north side between Seventh and Eighth Streets, Lots 37, 38 and 56 in Assessor's Block 3702 - **Informational presentation** to the Planning Commission on the Public Art Program pursuant to Section 149 of the Planning Code.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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F. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. 2007.0344C (E. OROPEZA: (415) 558-6381)
2410-2412 MISSION STREET - west side between 20th and 21st Streets; Lot 002 in Assessor's Block 3609 - **Request for Conditional Use Authorization** to allow a "formula retail use" pursuant to Planning Code Sections 703.3, 703.4 and 712.40. The proposal is to renovate and merge two vacant commercial units into one for occupancy by "AT&T," which is a formula retail use, within the NC-3 (Moderate-Scale Neighborhood Commercial) District, the Mission Alcoholic Beverage Restricted Use Special Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
10. 2007.0301G (A. HESIK: (415) 558-6602)
225-227 FRONT STREET - west side between Sacramento and California Streets, Assessor's Block 0237, Lot 005 - **Request for a change of designation pursuant to Planning Code Section 1106:** consideration of adoption of a resolution recommending approval of a proposal to change the designation of the subject property. The subject property is a two-story, reinforced concrete commercial building with Gothic Revival-style details constructed in 1907 and 1929. The building is within a C-3-0 (Downtown Office) District and a 75-X Height and Bulk District. It is designated as a Category V Building (Unrated) under Article 11 of the Planning Code and is within the Front-California Conservation District.
Preliminary Recommendation: Approval
- 11a. 2007.0242CV (A. HESIK: (415) 558-6602)
875 POST STREET - south side between Leavenworth and Hyde Streets, Lot 014 in Assessor's Block 0303 - **Request for Conditional Use Authorization** to reduce the parking requirement by one off-street parking space pursuant to Planning Code Section 161(h) in connection with the proposed construction of four dwelling units in the ground floor of the existing building. There would be no physical expansion of the existing building. Requests for Variances from the rear yard, open space, and dwelling unit exposure requirements of the Planning Code will be considered by the Zoning

Administrator at the same hearing. The site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea no. 2), and an 80-T Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 11b. 2007.0242CV (A. HESIK: (415) 558-6602)
875 POST STREET - south side between Leavenworth and Hyde Streets, Lot 014 in Assessor's Block 0303 - **Request for Variance** of Planning Code standards for rear yard, usable open space and dwelling-unit exposure in connection with the proposed construction of four dwelling units in the ground floor of the existing building. There would be no physical expansion of the existing building. The site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea no. 2), and an 80-T Height and Bulk District.
12. 2007.0330D (M. LI: (415) 558-6396)
1077 POST STREET - south side between Polk and Larkin Streets, Lot 017 in Assessor's Block 0693 - **Mandatory Discretionary Review** of Building Permit Application No. 2007 0327 7402 to maintain operation of an existing medical cannabis dispensary (dba "Grass Roots") of approximately 875 square feet. The property is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District, and an 80-T Height and Bulk District. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Do not take discretionary review and approve the project as proposed

G. REGULAR CALENDAR

13. 2007.0193D (M. LI: (415) 558-6396)
722 COLUMBUS AVENUE - east side between Filbert and Greenwich Streets, Lot 027 in Assessor's Block 0090 - **Mandatory Discretionary Review** of Building Permit Application No. 2007 0206 3529 to maintain operation of an existing medical cannabis dispensary (dba "Medical Cannabis Center") of approximately 1,000 square feet. The property is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Take Discretionary Review and disapprove the project.
(Continued from Regular Meeting of June 21, 2007)
14. 2004.1245E (N. TURRELL: (415) 575-9047)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - Assessor's Block 0287, Lots 013, 014 - **Appeal of a Preliminary Mitigated Negative Declaration**. The 10,500 square-foot project site is located at 300 Grant Avenue (aka 272-290 Sutter Street) on the northeast corner of Grant Avenue and Sutter Street in the Financial District neighborhood. The proposed project would involve the demolition of two buildings containing approximately 35,600-square feet of retail space and construction of an approximately 114,354 gross square foot, 12-story, 130-foot tall building containing up to 56 residential units, 15,000 square feet of retail space, and 34 to 40 off-street parking spaces. The retail entrance to the proposed project would be at the corner of Grant Avenue and Sutter Street, while the residential lobby entrance would be at the corner of Grant Avenue and Harlan Place. Access to the parking garage would be from Harlan Place off Grant Avenue. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the General Plan.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of June 28, 2007)

- 15a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage, requiring the authorization of exceptions to Code standards for height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 28, 2007)
- 15b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance** of Planning Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.
(Continued from Regular Meeting of June 28, 2007)
16. 2007.0587T (T. SULLIVAN-LENANE: (415) 558-6257)
AMENDMENTS RELATING TO MEDICAL CANNABIS DISPENSARY PLANNING CODE SECTIONS 209.3, 217, 790.141, AND 890.133 [BOARD FILE NO. 07-0667]. Ordinance introduced by Supervisor Alioto-Pier amending sections of the San Francisco Health and Planning Codes to a) require the Director of Public Health to certify that applicants for Medical Cannabis Dispensary permits have not been convicted of certain felony offenses, (b) require the Department of Building Inspection to review and approve Dispensaries' security measures, including lighting and alarms, (c) authorize the Mayor's Office of Disability to approve equivalents to new construction accessibility requirements where Dispensaries demonstrate a hardship and satisfy minimum standards; and (d) extend the time period for Dispensaries to obtain a Medical Cannabis Dispensary permit to January 1, 2008.
Preliminary Recommendation: Approval.
17. 2003.0347T (K. DISCHINGER: (415) 558-6284)
AMENDMENTS TO THE PLANNING CODE RELATIVE TO DEDICATING A PORTION OF THE VAN NESS AND MARKET NEIGHBORHOOD INFRASTRUCTURE PROGRAM TO AFFORDABLE HOUSING - **The Commission will consider adopting an amendment to the Planning Code to dedicate a portion of the Van Ness and Market Neighborhood Infrastructure program to affordable housing.** The Planning Department, in coordination with our consulting team, has completed an analysis of the potential for an increased affordable housing contribution within the plan area. The amendments before the Planning Commission offers a substitute ordinance for section 249.33 adopted by the Planning Commission on April 5th. The proposed amendments would dedicate a portion of all of the Van Ness and Market Neighborhood Infrastructure Program to affordable housing.
Preliminary Recommendation: Approval

6:00 P.M.

18. 2006.0074TZ (J.LAU: (415) 558-6383)
BAYVIEW HUNTERS POINT AREA PLAN RELATED TO PLANNING CODE AND MAP AMENDMENTS. The Planning Commission will consider adopting Planning Code and Map Amendments of the City and County of San Francisco according to the provisions of Sections 302 and 306.3 of the Planning Code related to the creation of new Industrial Use Districts in Bayview Hunters Point. The new zoning would encompass the following areas: (1) the area generally bounded by Cesar Chavez Street, Bayshore Boulevard, Jerrold Avenue, Barneveld Avenue, McKinnon Avenue, Tolland Street, Evans Avenue, and Third Street; (2) the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, the Caltrain right-of-way, Evans Avenue, Toland Street, and McKinnon Avenue; (3) the area generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Avenue, Hawes Street, Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, Jennings Street, Van Dyke Avenue, Williams Avenue and Phelps Street. The Planning Commission certified the Bayview Hunters Point Plan Environmental Impact Report, adopted CEQA Finding, and adopted the Bayview Hunters Point Area Plan, an amendment to the General Plan, on March 2, 2006 with Motion Nos. 17200, 17201, and Resolution No. 17202 respectively. These Zoning Text and Map Amendments would implement various objectives from the Bayview Hunters Point Area Plan that seek to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry in the Bayview.
- A) 2006.0074ETZ (J. LAU: (415) 558-6383)
ADOPTION OF A PLANNING CODE TEXT AMENDMENT - Consideration of a resolution to adopt an amendment to the Planning Code, including adding Sections 121.5, 121.7, 210.7, 210.8, 210.9, 230, and 249.32; and amending Sections 204.3, 204.4, 210, 210.6, and 213. The amendment would establish a PDR-1 (Light Industrial Buffer) District, a PDR-2 (Production, Distribution, and Repair) District, and a South Basin Design and Development Special Use District (South Basin SUD) . The Amendments would also amend provisions related to uses, and add provisions related to use size, subdivision of lots, and demolition of industrial related structures. These provisions would, in part, support and encourage a wide range of light industrial activities, restrict residential development, and limit the size of retail and office uses in the new use districts. Provisions related to the South Basin SUD would further encourage and accommodate a mix of arts, product testing and development, telecommunications support, office, business services, and light industrial activities.
 Preliminary Recommendation: Approve the resolution amending the Planning Code.
- B) 2006.0074ETZ (J. LAU: (415) 558-6383)
ADOPTION OF A ZONING MAP AMENDMENT - Consideration of a resolution to adopt an amendment to the Zoning Map. The amendment consists of revisions to Sectional Maps 8, 9, 10, and 10 SU of the Zoning Map of the City and County of San Francisco. This amendment would: 1) reclassify the area generally bounded by Cesar Chavez Street, Barneveld Avenue, McKinnon Avenue, Evans Avenue, and Third Street from M-2 to PDR-2; 2) reclassify the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, and the Caltrain right-of-way from M-1 (Light Industrial) to PDR-2 (Production, Distribution, and Repair); 3) reclassify much of the South Basin District, generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, and Williams Avenue, from M-1 to PDR-2; 4) establish a PDR-1 (Light Industrial Buffer) designation over the northern and southern edges of the South Basin District, on the east side of Third Street, roughly along Fitzgerald, Van Dyke, Underwood, and Thomas Avenues – on properties currently zoned

M-1; and 5) apply the South Basin SUD (South Basin Design and Development Special Use District) to the area generally bounded by Paul Avenue, Bayshore Boulevard, Phelps Street, Williams Avenue, and Third Street.

Preliminary Recommendation: Approve the resolution amending the Zoning Map.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 12, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUL 05 2007

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Martin Moore

Hisashi Sugaya

SAN FRANCISCO

PUBLIC LIBRARY

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupr/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:00 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

EXECUTIVE SESSION

Public comments on matters to be discussed in Closed Session.

Consider adoption of a motion on whether to assert the attorney-client privilege regarding the matters listed below as Conference with Legal Counsel.

THE PLANNING COMMISSION WILL GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING:

Conference with Legal Counsel – Pursuant to California Government Code Section 54956.9(a) and San Francisco Administrative Code Section 67.10(d)(1). (Kate Stacy / Audrey Pearson)

Existing Litigation: *San Franciscans for Livable Neighborhoods v. City and County of San Francisco*, San Francisco Superior Court Case 504-780, Court of Appeal A112987.

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

1:30 P.M.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0136C (E. WATTY: (415) 558-6620)
3953 24TH STREET - south side between Sanchez and Noe Streets; Lot 032 in Assessor's Block 6508 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 728.94, 161(j), and 303(e), to modify a previously approved Conditional Use Authorization in order to allow six senior dwelling-units to be converted into five market-rate dwelling-units with no off-street parking. This site is located within the 24th Street - Noe Valley Neighborhood Commercial District 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 21, 2007)
(Proposed for Continuance to August 9, 2007)

2. 2007.0469C (E. JACKSON: (415) 558-6363)
1049 -1053 HOWARD STREET - southeast side, between Russ and Moss Streets, Lot 074 in Assessor's Block 3731 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 816.15 and 303 to amend a previously approved CU authorization, allowing a group housing facility within an SLR (Service, Light Industrial, Residential) Zoning District with a 50-X Height and Bulk designation.
Preliminary Recommendation:
(Proposed for Continuance to July 19, 2007)
3. 2007.0246C (A. HOLLISTER: (415) 575-9078)
1326 POLK STREET - east side between Pine and Bush Streets, Lot 005 in Assessor's Block 0668 - **Request for Conditional Use Authorization** to establish a financial service (dba "CitiFinancial Services, Inc.") of approximately 1755 square feet within the vacant, existing ground-floor commercial space. No physical expansion of the existing building is proposed. Financial services that will be offered at this site include home mortgages, personal loans and automotive loans. This site is within the Polk Street Neighborhood Commercial District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval
(Proposed for Continuance to August 2, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

4. Consideration of Adoption:
- Draft Minutes of Regular Meeting of June 7, 2007.
 - Draft Minutes of Special Meeting of June 21, 2007.
 - Draft Minutes of Regular Meeting of June 21, 2007.
 - Draft Minutes of Special Meeting of October 19, 2006.
 - Draft Minutes of Special Meeting of January 19, 2006.
5. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
8. 2002.0626CEKVX (J. MILLER: (415) 558-6344)
1160 MISSION STREET - north side between Seventh and Eighth Streets, Lots 37, 38 and 56 in Assessor's Block 3702 - **Informational presentation** to the Planning Commission on the Public Art Program pursuant to Section 149 of the Planning Code.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. 2007.0344C (E. OROPEZA: (415) 558-6381)
2410-2412 MISSION STREET - west side between 20th and 21st Streets; Lot 002 in Assessor's Block 3609 - **Request for Conditional Use Authorization** to allow a "formula retail use" pursuant to Planning Code Sections 703.3, 703.4 and 712.40. The proposal is to renovate and merge two vacant commercial units into one for occupancy by "AT&T," which is a formula retail use, within the NC-3 (Moderate-Scale Neighborhood Commercial) District, the Mission Alcoholic Beverage Restricted Use Special Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
10. 2007.0301G (A. HESIK: (415) 558-6602)
225-227 FRONT STREET - west side between Sacramento and California Streets, Assessor's Block 0237, Lot 005 - **Request for a change of designation pursuant to Planning Code Section 1106:** consideration of adoption of a resolution recommending approval of a proposal to change the designation of the subject property. The subject property is a two-story, reinforced concrete commercial building with Gothic Revival-style details constructed in 1907 and 1929. The building is within a C-3-0 (Downtown Office) District and a 75-X Height and Bulk District. It is designated as a Category V Building (Unrated) under Article 11 of the Planning Code and is within the Front-California Conservation District.
Preliminary Recommendation: Approval
- 11a. 2007.0242CV (A. HESIK: (415) 558-6602)
875 POST STREET - south side between Leavenworth and Hyde Streets, Lot 014 in Assessor's Block 0303 - **Request for Conditional Use Authorization** to reduce the parking requirement by one off-street parking space pursuant to Planning Code Section 161(h) in connection with the proposed construction of four dwelling units in the ground floor of the existing building. There would be no physical expansion of the existing building. Requests for Variances from the rear yard, open space, and dwelling unit exposure requirements of the Planning Code will be considered by the Zoning Administrator at the same hearing. The site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea no. 2), and an 80-T Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 11b. 2007.0242CV (A. HESIK: (415) 558-6602)
875 POST STREET - south side between Leavenworth and Hyde Streets, Lot 014 in Assessor's Block 0303 - **Request for Variance** of Planning Code standards for rear yard,

usable open space and dwelling-unit exposure in connection with the proposed construction of four dwelling units in the ground floor of the existing building. There would be no physical expansion of the existing building. The site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea no. 2), and an 80-T Height and Bulk District.

12. 2007.0330D (M. LI: (415) 558-6396)
1077 POST STREET - south side between Polk and Larkin Streets, Lot 017 in Assessor's Block 0693 - **Mandatory Discretionary Review** of Building Permit Application No. 2007 0327 7402 to maintain operation of an existing medical cannabis dispensary (dba "Grass Roots") of approximately 875 square feet. The property is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District, and an 80-T Height and Bulk District. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Do not take discretionary review and approve the project as proposed

G. REGULAR CALENDAR

13. 2007.0193D (M. LI: (415) 558-6396)
722 COLUMBUS AVENUE - east side between Filbert and Greenwich Streets, Lot 027 in Assessor's Block 0090 - **Mandatory Discretionary Review** of Building Permit Application No. 2007 0206 3529 to maintain operation of an existing medical cannabis dispensary (dba "Medical Cannabis Center") of approximately 1,000 square feet. The property is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Take Discretionary Review and disapprove the project.
(Continued from Regular Meeting of June 21, 2007)
14. 2004.1245E (N. TURRELL: (415) 575-9047)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - Assessor's Block 0287, Lots 013, 014 - **Appeal of a Preliminary Mitigated Negative Declaration**. The 10,500 square-foot project site is located at 300 Grant Avenue (aka 272-290 Sutter Street) on the northeast corner of Grant Avenue and Sutter Street in the Financial District neighborhood. The proposed project would involve the demolition of two buildings containing approximately 35,600-square feet of retail space and construction of an approximately 114,354 gross square foot, 12-story, 130-foot tall building containing up to 56 residential units, 15,000 square feet of retail space, and 34 to 40 off-street parking spaces. The retail entrance to the proposed project would be at the corner of Grant Avenue and Sutter Street, while the residential lobby entrance would be at the corner of Grant Avenue and Harlan Place. Access to the parking garage would be from Harlan Place off Grant Avenue. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the General Plan.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of June 28, 2007)
- 15a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage, requiring the authorization of exceptions to Code standards for

height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 28, 2007)

- 15b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance** of Planning Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.
(Continued from Regular Meeting of June 28, 2007)
16. 2007.0587T (T. SULLIVAN-LENANE: (415) 558-6257)
AMENDMENTS RELATING TO MEDICAL CANNABIS DISPENSARY PLANNING CODE SECTIONS 209.3, 217, 790.141, AND 890.133 [BOARD FILE NO. 07-0667]. Ordinance introduced by Supervisor Alioto-Pier amending sections of the San Francisco Health and Planning Codes to a) require the Director of Public Health to certify that applicants for Medical Cannabis Dispensary permits have not been convicted of certain felony offenses, (b) require the Department of Building Inspection to review and approve Dispensaries' security measures, including lighting and alarms, (c) authorize the Mayor's Office of Disability to approve equivalents to new construction accessibility requirements where Dispensaries demonstrate a hardship and satisfy minimum standards; and (d) extend the time period for Dispensaries to obtain a Medical Cannabis Dispensary permit to January 1, 2008.
Preliminary Recommendation: Approval.
17. 2003.0347T (K. DISCHINGER: (415) 558-6284)
AMENDMENTS TO THE PLANNING CODE RELATIVE TO DEDICATING A PORTION OF THE VAN NESS AND MARKET NEIGHBORHOOD INFRASTRUCTURE PROGRAM TO AFFORDABLE HOUSING – The Commission will consider adopting an amendment to the Planning Code to dedicate a portion of the Van Ness and Market Neighborhood Infrastructure program to affordable housing. The Planning Department, in coordination with our consulting team, has completed an analysis of the potential for an increased affordable housing contribution within the plan area. The amendments before the Planning Commission offers a substitute ordinance for section 249.33 adopted by the Planning Commission on April 5th. The proposed amendments would dedicate a portion of all of the Van Ness and Market Neighborhood Infrastructure Program to affordable housing.
Preliminary Recommendation: Approval

6:00 P.M.

18. 2006.0074TZ (J.LAU: (415) 558-6383)
BAYVIEW HUNTERS POINT AREA PLAN RELATED TO PLANNING CODE AND MAP AMENDMENTS. The Planning Commission will consider adopting Planning Code and Map Amendments of the City and County of San Francisco according to the provisions of Sections 302 and 306.3 of the Planning Code related to the creation of new Industrial Use Districts in Bayview Hunters Point. The new zoning would encompass the following areas: (1) the area generally bounded by Cesar Chavez Street, Bayshore Boulevard,

Jerrold Avenue, Barneveld Avenue, McKinnon Avenue, Tolland Street, Evans Avenue, and Third Street; (2) the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, the Caltrain right-of-way, Evans Avenue, Toland Street, and McKinnon Avenue; (3) the area generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Avenue, Hawes Street, Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, Jennings Street, Van Dyke Avenue, Williams Avenue and Phelps Street. The Planning Commission certified the Bayview Hunters Point Plan Environmental Impact Report, adopted CEQA Finding, and adopted the Bayview Hunters Point Area Plan, an amendment to the General Plan, on March 2, 2006 with Motion Nos. 17200, 17201, and Resolution No. 17202 respectively. These Zoning Text and Map Amendments would implement various objectives from the Bayview Hunters Point Area Plan that seek to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry in the Bayview.

- A) 2006.0074ETZ (J. LAU: (415) 558-6383)
ADOPTION OF A PLANNING CODE TEXT AMENDMENT - Consideration of a resolution to adopt an amendment to the Planning Code, including adding Sections 121.5, 121.7, 210.7, 210.8, 210.9, 230, and 249.32; and amending Sections 204.3, 204.4, 210, 210.6, and 213. The amendment would establish a PDR-1 (Light Industrial Buffer) District, a PDR-2 (Production, Distribution, and Repair) District, and a South Basin Design and Development Special Use District (South Basin SUD) . The Amendments would also amend provisions related to uses, and add provisions related to use size, subdivision of lots, and demolition of industrial related structures. These provisions would, in part, support and encourage a wide range of light industrial activities, restrict residential development, and limit the size of retail and office uses in the new use districts. Provisions related to the South Basin SUD would further encourage and accommodate a mix of arts, product testing and development, telecommunications support, office, business services, and light industrial activities.
Preliminary Recommendation: Approve the resolution amending the Planning Code.
- B) 2006.0074ETZ (J. LAU: (415) 558-6383)
ADOPTION OF A ZONING MAP AMENDMENT - Consideration of a resolution to adopt an amendment to the Zoning Map. The amendment consists of revisions to Sectional Maps 8, 9, 10, and 10 SU of the Zoning Map of the City and County of San Francisco. This amendment would: 1) reclassify the area generally bounded by Cesar Chavez Street, Barneveld Avenue, McKinnon Avenue, Evans Avenue, and Third Street from M-2 to PDR-2; 2) reclassify the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, and the Caltrain right-of-way from M-1 (Light Industrial) to PDR-2 (Production, Distribution, and Repair); 3) reclassify much of the South Basin District, generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, and Williams Avenue, from M-1 to PDR-2; 4) establish a PDR-1 (Light Industrial Buffer) designation over the northern and southern edges of the South Basin District, on the east side of Third Street, roughly along Fitzgerald, Van Dyke, Underwood, and Thomas Avenues – on properties currently zoned M-1; and 5) apply the South Basin SUD (South Basin Design and Development Special Use District) to the area generally bounded by Paul Avenue, Bayshore Boulevard, Phelps Street, Williams Avenue, and Third Street.
Preliminary Recommendation: Approve the resolution amending the Zoning Map.

H. PUBLIC COMMENT

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Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 19, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUL 17 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Or

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And

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1650 MISSION STREET, 4TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0052D (K.CONNER: (415) 575-6914)
45 ALVISO STREET - west side between Estero and Holloway Avenues; Lot 003 in Assessor's Block 6926 - **Request for Discretionary Review** of Building Permit Application No. 2006.02.08.4063, proposing construction of a third-story vertical addition, a two-foot horizontal side extension and an eight-foot horizontal rear addition to a single-family dwelling in a RH-1 (D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to August 2, 2007)
2. 2007.0212D (K.CONNER: (415) 575-6914)
1430 DIAMOND STREET - west side between 27th Street and Duncan Street; Lot 004C in Assessor's Block 6588 - **Request for Discretionary Review** of Building Permit Application No. 2006.10.11.4737, proposing construction of a 12-foot horizontal rear addition and a vertical addition to an existing two-story single family residence in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending.
(Continued from Regular Meeting of June 21, 2007)
(Proposed for Continuance to August 9, 2007)
3. 2007.0514T (S.EXLINE: (415) 558-6332)
AMENDMENTS TO PLANNING CODE SECTION 315/INCLUSIONARY HOUSING; ALTERNATIVE REHABILITATION FOR RENTAL - Ordinance introduced by Supervisor Daly as part of Board File No. 070444 that would amend portions of the Planning code to allow a new alternative to meet the requirements of the **Residential Inclusionary Affordable Housing** ordinance by allowing payment to a nonprofit to acquire and rehabilitate units for permanent affordable rental housing if the number of units is 25% greater than the amount provided under the existing off-site alternative.
Preliminary Recommendation: Approval
(Proposed for Continuance to August 9, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

4. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of June 28, 2007

- Draft Minutes of Regular Meeting of December 14, 2006.
 - Draft Minutes of Regular Meeting of October 19, 2006.
 - Draft Minutes of Regular Meeting of January 19, 2006.
5. The Commission will meet to discuss whether or not they will schedule a special meeting on Thursday, August 30, 2007.
6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
9. (C. NIKITAS: (415) 558-6306)
An informational presentation about the Planning Department's participation in the establishment of sustainable ("green") building policies in the City.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

10. 2006.1356C (S. VELLVE: (415) 558-6263)
19 WILMOT STREET - south side between Fillmore and Webster Streets; Lot 061 in Assessor's Block 0660 - **Request for Conditional Use Authorization** pursuant to Board of Supervisors Resolution 122-07 to allow the demolition of a two-story two-family dwelling and replacement with a two-story over garage two-family dwelling within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions
11. 2006.0572C (T. FRYE: (415) 558-6822)
842 MOULTRIE STREET - south of Crescent Avenue; Assessor's Block 5810, Lot 009 - **Request for Conditional Use Authorization** for residential demolition pursuant to

Board of Supervisors Resolution 122-07 to remove a 1906 Earthquake Refugee Shack from the property to allow for its preservation at another location, to demolish the non-historic additions, and to construct a new single-family dwelling. The property is located within an RH-1 (Residential, Single-Family) District and a 40-X Height and Bulk District within the Bernal Heights Special Use District.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of June 28, 2007)

F. REGULAR CALENDAR

12. 2007.0219C (M. WOODS: (415) 558-6315)
536 CENTRAL AVENUE - east side between Grove and Hayes Streets; Lot 024, in Assessor's Block 1198 - **Request for Conditional Use Authorization** under Planning Code Sections 209.2(d) and 303 to construct a replacement facility for its existing hostel for the overnight emergency shelter of homeless youth, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The proposal is to demolish the existing one-story building, which is currently used as an overnight youth shelter operated by the Larkin Street Youth Services, and construct a new three-story building (approximately 4,630 square feet) for the continuance of the same use. The facility will contain five bedrooms that will accommodate 15 to 20 beds.
Preliminary Recommendation: Approval with conditions
13. 2007.0469C (E. JACKSON: (415) 558-6363)
1049-1053 HOWARD STREET - south side, between 6th and 7th Streets, Lot 074 in Assessor's Block 3731 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 816.15 816.21 and 303 to amend a previously approved Conditional Use Authorization for *A Woman's Place* (Case No. 94.306ECV, Motion No. 13815) to expand the existing 30-bed group housing facility to 55 beds, and allow the existing basement level commercial kitchen to prepare food for persons who reside off-site within an SLR (Service, Light Industrial, Residential) Zoning District and a 50-X Height and Bulk designation.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 12, 2007)
14. 2006.1273EKBX (I. WILSON: (415) 558-6163)
535 MISSION STREET - south side between 1st and 2nd Streets, Lots 68 and 83 in Assessor's Block 3721 - **Request under Planning Code Section 309 for Determination of Compliance and Request for Exceptions** to setback and separation of towers, ground level wind currents, and bulk requirements, for the construction of a 27-story (plus mechanical penthouse), approximately 380-foot tall building containing approximately 293,760 square feet of office space, approximately 3,700 square feet of retail space, and approximately 12,600 square feet of parking on one underground level, with approximately 32 parking spaces using valet operation. The Project also includes approximately 6,000 square feet of open space in a combination of exterior open space, interior greenhouse and improvements to Shaw Alley. This project lies within a C-3-O (Downtown Office) District, Transbay C-3 Special Use District, and is within a 550-S Height and Bulk District.
Preliminary Recommendation: Approval with conditions
15. 2006.1476D (K. CONNER: (415) 575-6914)
880-882 DOLORES STREET - west side between 22nd and 21st Streets; Lot 017 in Assessor's Block 3619 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.11.20.8161, proposing to convert the building's authorized use

from three units to two units, in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the proposal as submitted.

(Continued from Regular Meeting of June 28, 2007)

6:00 P.M.

16.

(K. RICH: (415) 558-6345)

EASTERN NEIGHBORHOODS INFORMATIONAL PRESENTATION - The Eastern Neighborhoods Program encompasses the Mission, Central Waterfront, East SoMa and Showplace Square. Planning staff will present a progress report on the historic preservation surveys, an overview of the proposed objectives and policies in the Area Plans, and interim procedures for project review while the surveys are being completed. Planning Staff and Department of Public Health staff will present the collaborative work between the departments on the development of the Healthy Development Tool and its application to the Eastern Neighborhoods. Preliminary Recommendation: Informational only

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Adjournment:

ADDENDUM

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 19, 2007

1:30 PM

Regular Meeting

JUL 16 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander
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COMMUNICATIONS

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Katherin Moore, Hisashi Sugaya

F. REGULAR CALENDAR

- 14a. 2006.1273EKBX (I. WILSON: (415) 558-6163)
535 MISSION STREET, South side between 1st and 2nd Street, Lots 68 and 83 in Assessor's Block 3721 – Request under Planning Code Section 309 for Determination of Compliance and Request for Exceptions to setback and separation of towers, ground level wind currents, and bulk requirements, for the construction of a 27-story (plus mechanical penthouse), approximately 380-foot tall building containing approximately 293,760 square feet of office space, approximately 3,700 square feet of retail space, and approximately 12,600 square feet of parking on one underground level, with approximately 32 parking spaces using valet operation. The Project also includes approximately 6,000 square feet of open space in a combination of exterior open space, interior greenhouse and improvements to Shaw Alley. This project lies within a C-3-O (Downtown Office) District, Transbay C-3 Special Use District, and is within a 550-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 12, 2007)
- 14b. 2006.1273EKBX (I. WILSON: (415) 558-6163)
535 MISSION STREET, South side between 1st and 2nd Street, Lots 68 and 83 in Assessor's Block 3721 – Request under Planning Code Section 321 for approval and Determination of Compliance for the construction of a 27-story (plus mechanical penthouse), approximately 380-foot tall building containing approximately 293,760 square feet of office space, approximately 3,700 square feet of retail space, and approximately 12,600 square feet of parking on one underground level, with approximately 32 parking spaces using valet operation. The Project also includes approximately 6,000 square feet of open space in a combination of exterior open space, interior greenhouse and improvements to Shaw Alley. This project lies within a C-3-O (Downtown Office) District, Transbay C-3 Special Use District, and is within a 550-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 12, 2007)

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 26, 2007

1:30 PM

Regular Meeting

JUL 20 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2007.0388CV (B. FU: (415) 558-6613)
2574 SAN BRUNO AVENUE - west side, between Felton and Burrows Streets, Lot 011 in Assessor's Block 5981 - **Request for Conditional Use Authorization** for use size under Planning Code Sections 711.21 and 121.2 to demolish the existing community recreation center, "Boys Club," and construct a two-story over basement community health center, operated by the North East Medical Services, within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk Designation. The project also includes a Variance request for an exception to off-street parking requirements pursuant to Planning Code Section 151.
Preliminary Recommendation: approval with conditions
(Continued from Regular Meeting of June 21, 2007)
(Proposed for Continuance to August 9, 2007)

- 1b. 2007.0388CV (B. FU: (415) 558-6613)
2574 SAN BRUNO AVENUE - west side, between Felton and Burrows Streets, Lot 011 in Assessor's Block 5981 - **Variance Request** for off-street parking pursuant to Planning Code Section 151 for the proposed two-story over basement community health center, operated by the North East Medical Services, within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of June 21, 2007)
(Proposed for Continuance to August 9, 2007)

2. 2007.0668C (M. LI: (415) 558-6396)
627 VALLEJO STREET - southwest corner at Columbus Avenue, Lots 017 through 021 in Assessor's Block 0146 - **Request for Conditional Use Authorization** to establish a small-service restaurant of approximately 950 square feet within a retail grocery store (dba "Piazza Market"). The restaurant use will operate as an integrated component of the retail grocery store. It will not be under separate ownership. There will be no physical expansion of the existing building. The project site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
(Proposed for Continuance to August 30, 2007)

3. (L. AVERY: (415) 558-6407)
COMMISSION'S RULES AND REGULATIONS - Discussion and possible action to amend the Commission's Rules and Regulations to address imposing time constraints on submittal of documents and material for review by the Commission and the public; discuss and possibly establish rules or policies that address other areas of interest of the Commission.
(Continued from Regular Meeting of June 14, 2007)
(Proposed for Continuance to August 30, 2007)

4. 2005.1059DV (B. FU: (415) 558-6613)
2986 - 22ND STREET - north side, between Folsom Street and Treat Avenue; Lot 018B in Assessor's Block 3613 – **Request for Discretionary Review** of Building Permit Application No. 2005.07.14.7539 proposing vertical and horizontal additions to an existing single-family dwelling in a RH-3 (Residential, Three-Family House) District with a 40-X Height and Bulk Designation. The proposal would also add two dwelling units and an underground parking garage.
Preliminary Recommendation: Take Discretionary Review and Approve Project with Modifications.
(Continued from Regular Meeting of May 17, 2007)
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Consideration of Adoption:
- Draft Minutes of Regular Meeting of September 7, 2006.
 - Draft Minutes of Regular Meeting of December 7, 2006.
 - Draft Minutes of Special Meeting of July 12, 2007.
6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

- 9a. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for review by the Planning Commission under Planning Code Section 309** of a four-story addition to an existing eight-story building (with a partial ninth floor) requiring exceptions to Planning Code standards for freight loading and building bulk, in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office - Special Development) Districts and a 200-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 28, 2007)
NOTE: On June 28, 2007, following public testimony the Commission entertained a motion to approve with amendments by a vote of +2 -3 the motion failed. Commissioners Alexander, Moore and Olague voted no. Commissioners S. Lee & W. Lee were absent The Commission continued the item to 7/26/0707 (+4 -1) Commissioner Moore voted against and Commissioners S. Lee & W. Lee were absent – PH remains closed
- 9b. 2006.0616BEKX (J. MILLER: (415) 558-6344)
120 HOWARD STREET - northwest corner at Spear Street, Lot 019 in Assessor's Block 3717 - **Request for allocation of office space by the Planning Commission under Planning Code Section 321** in conjunction with a four-story addition to an existing eight-story building (with a partial ninth floor). This project requires the allocation of approximately 67,310 square feet of office space. The site is in C-3-O (Downtown Office) and C-3-O (SD) (Downtown Office – Special Development) Districts and a 200-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 28, 2007)
NOTE: On June 28, 2007, following public testimony the Commission entertained a motion to approve with amendments by a vote of +2 -3 the motion failed. Commissioners Alexander, Moore and Olague voted no. Commissioners S. Lee & W. Lee were absent The Commission continued the item to 7/26/0707 (+4 -1) Moore voted against and S. Lee & W. Lee were absent – PH remains closed

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

10. 2007.0312D (M. LI: (415) 558-6396)
1884 MARKET STREET - north side between Laguna and Octavia Streets, Lot 006 in Assessor's Block 0871 - **Mandatory Discretionary Review** of Building Permit Application No. 2007 0320 6707 to maintain operation of an existing medical cannabis dispensary (dba "Market Street Cooperative") of approximately 2,400 square feet. The property is within an NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A Height and Bulk District. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Do not take discretionary review and approve the project as proposed

11. 2007.0588D (M. LI: (415) 558-6396)
669 O'FARRELL STREET - south side between Hyde and Leavenworth Streets, Lot 011 in Assessor's Block 0322 - **Mandatory Discretionary Review** of Building Permit Application No. 2007 0323 7503 to maintain operation of an existing medical cannabis dispensary (dba "Sanctuary") of approximately 270 square feet. The property is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District, and an 80-T Height and Bulk District. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Do not take discretionary review and approve the project as proposed

H. REGULAR CALENDAR

12. (A. LIGHT/C. NIKITAS: (415) 558-6254/(415) 558-6306)
OFFICE DEVELOPMENT ANNUAL LIMIT - Informational presentation on the status of the office allocation square footage, and a review of entitled projects that have exceeded their statutory eighteen-month approval period, and a discussion of amendments to previous Commission Resolutions that would establish criteria for the disposition of these entitlements. Such amendments could be adopted at a future hearing.
13. 2007.0509T (SULLIVAN-LENANE: (415) 558-6257)
AMENDMENTS RELATING TO PLANNING CODE SECTIONS 716.1, 716.41, AND 716.42 OF THE INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT [BOARD FILE NO. 07-0738]. Ordinance introduced by Supervisor McGoldrick amending Planning Code Sections 716.1, 716.41, and 716.42 of the Inner Clement Street Neighborhood Commercial District to provide for a limited number of new full-service restaurants and new wine and beer bar uses that satisfy specific requirements and obtain conditional use authorization, making environmental findings, and making findings of consistency with the General Plan and priority policies of Planning Code Section 101.1. Preliminary Recommendation: Approval.
14. 2006.0965DD (G. CABREROS: (415) 558-6169)
1552 COLE STREET - at the dead end of Cole Street, south of Carmel Street; Lot 015 in Assessor's Block 2662 - **Request for Discretionary Review** of Building Permit Application No. 2006.02.07.4038, proposing a new third floor, side and rear horizontal additions and facade alterations to the existing two-story, single-family residence in an RH-1(D) (Residential House, Single-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take Discretionary Review and approve the project.
15. 2005.1059DV (B. FU: (415) 558-6613)
2986 - 22ND STREET - north side, between Folsom Street and Treat Avenue; Lot 018B in Assessor's Block 3613 - **Request for Variance** of Planning Code standards for rear yard in connection with a project proposing vertical and horizontal additions to an existing single-family dwelling in an RH-3 (Residential, Three-Family House) District with a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of May 17, 2007)

6:00 p.m.

16. (K. RICH (415-558-6345)
EASTERN NEIGHBORHOODS PROGRAM - The Eastern Neighborhoods Program encompasses the Mission, Central Waterfront, East SoMa and Showplace Square.

Planning staff, along with staff from the Mayor's Office of Housing will present an information-only progress report on the following elements of the Eastern Neighborhoods Program: 1) Draft Socio-Economic Impact Analysis Report findings and implications for the planning process; 2) Development of a public benefits package to accompany the Eastern Neighborhoods rezoning, particularly including strategies and zoning proposals to address the need for affordable housing.

Preliminary Recommendation: No action requested (informational item)

17. (S. DENNIS: (415) 558-6314)
CONSIDERATION OF ADOPTION of a **COMMISSION POLICY** for the review of building permits and approvals in the Eastern Neighborhoods prior to the adoption of the Eastern Neighborhoods area plans and code amendments.
Preliminary Recommendation: Adopt policy resolution as proposed.
(Continued from Regular Meeting of June 7, 2007)
18. 2005.0351E (V. WISE: (415) 575-9049)
700 VALENCIA STREET - Lot 001 of Assessor's Block 3588, bounded by Valencia, 19th, Lapidge and 18th Streets - **Appeal of Preliminary Mitigated Negative Declaration**. The proposed project would include demolition of an existing building and construction of a five-story, 50-foot-tall mixed-use building totaling approximately 22,662 square feet. The building would include nine dwelling units, nine parking spaces and one commercial unit. Vehicular access to the garage would be via 18th Street. Access to the commercial unit would be at the corner of Valencia and 18th Street and along Valencia Street. The project site in the Valencia Neighborhood Commercial zoning district and is within a 50-X height and bulk district. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.
(Continued from Regular Meeting of June 7, 2007)
19. 2007.0297D (M. SNYDER: (415) 575-6891)
700 VALENCIA STREET - southwest corner of Valencia Street and 18th Street, Lot 001 in Assessor's Block 3588 - **Request for Discretionary Review** of Building Permit Application No. 2005.04.14.0087 proposing to construct a new 50-foot tall structure where a small car sales structure currently sits. The new structure would contain nine dwelling units, nine off-street parking spaces and approximately 1,700 square feet of ground floor retail. The property is within the Valencia Neighborhood Commercial District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve the project as modified and with conditions.
(Continued from Regular Meeting of June 7, 2007)

I. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, August 2, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUL 30 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2005.0762ECV (M. Li: (415) 558-6396)
245-259 HYDE STREET - southwest corner at Eddy Street, Lots 017, 018, and 019 in Assessor's Block 0336 - **Request for Conditional Use Authorization** to reduce the off-street parking requirement for a 65-unit residential project. The interiors of the existing interconnected two-story buildings, previously used as office and retail space, will be demolished to accommodate the insertion of a third floor within the existing building envelope. One new floor will be added for a total of four floors. The project is proposing no off-street parking where 16 spaces are required. The project site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District, and an 80-T Height and Bulk District.
Preliminary recommendation: Approval with conditions
(Proposed for continuance to August 30, 2007)
- 1b. 2005.0762ECV (M. Li: (415) 558-6396)
245-259 HYDE STREET, southwest corner at Eddy Street, Lots 017, 018, and 019 in Assessor's Block 0336 – **Request for a rear yard, dwelling unit exposure, and usable open space variances** in connection with the project described in Item 1a. The request for variances will be considered by the Zoning Administrator.
(Proposed for continuance to August 30, 2007)
- 2a. 2007.0242CV (A. HESIK: (415) 558-6602)
875 POST STREET - south side between Leavenworth and Hyde Streets, Lot 014 in Assessor's Block 0303 - **Request for Conditional Use Authorization** to reduce the parking requirement by one off-street parking space pursuant to Planning Code Section 161(h) in connection with the proposed construction of four dwelling units in the ground floor of the existing building. There would be no physical expansion of the existing building. Requests for Variances from the rear yard, open space, and dwelling unit exposure requirements of the Planning Code will be considered by the Zoning Administrator at the same hearing. The site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea no. 2), and an 80-T Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 12, 2007)
(Proposed for continuance to August 30, 2007)
- 2b. 2007.0242CV (A. HESIK: (415) 558-6602)
875 POST STREET - south side between Leavenworth and Hyde Streets, Lot 014 in Assessor's Block 0303 - **Request for Variance** of Planning Code standards for rear yard, usable open space and dwelling-unit exposure in connection with the proposed construction of four dwelling units in the ground floor of the existing building. There would be no physical expansion of the existing building. The site is within an RC-4 (Residential-

Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea no. 2), and an 80-T Height and Bulk District.

(Continued from Regular Meeting of July 12, 2007)

(Proposed for continuance to August 30, 2007)

3. 2006.1354D (S. VELLVE: (415) 558-6263)
1166 HAIGHT STREET - north side between Baker and Lyon Streets, Lot 014 in Assessor's Block 1235 - **Request for Discretionary Review** of Building Permit Application No. 2005.10.19.5970 to install a below-grade garage to create approximately eight off-street parking spaces for a building containing twelve units located in an RM-1 (Mixed, Low Density) and 40-X Height/Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to September 27, 2007)
4. 2006.0847D (K. CONNER: (415) 575-6914)
2071 43rd AVENUE – west side between Quintara Street and Pacheco Street; Lot 018 in Assessor's Block 2163 – **Request for Discretionary Review** of Building Permit Application No. 2006.02.23.5225, proposing construction of a third-story horizontal and vertical addition to a two story dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending.
Proposed for Continuance to September 6, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of July 19, 2007.
 - Draft Minutes of Regular Meeting of September 14, 2006.
6. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
9. 2007.0529I (S. WERTHEIM: (415) 558-6612)
UNIVERSITY OF PHOENIX – INSTITUTIONAL MASTER PLAN - Zoning Administrator announcement of the receipt of the University of Phoenix Abbreviated Institutional Master Plan (IMP) pursuant to Planning Code Section 304.5. The Planning Commission has the discretion under Planning Code Section 304.5(d), to hold or not hold a public hearing on

an Abbreviated IMP. If the Commission requested a hearing, it would be scheduled for a later date. The University of Phoenix's Abbreviated IMP is available for viewing on the Planning Department's website.

Preliminary Recommendation: Commission not hold a public hearing

10. 2004.0339C (G. CABREROS: (415) 558-6169)
1800 VAN NESS AVENUE - northeast corner of Van Ness Avenue and Clay Street; Assessor's Block 0619, Lots 009 & 010 - **Request for Conditional Use Authorization** for a Planned Unit Development pursuant to Planning Code Sections 253.2, 303, 304 and 306 proposing to demolish an existing two-story commercial building (currently occupied by Kinko's) and to construct an 8-story, 62-unit mixed-use building with up to 82 parking spaces and approximately 5,100 square feet of ground-floor commercial space, located in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District. Note: 1754 Clay Street, Lot 10, is a through lot which also fronts onto Washington Street.
NOTE: This case was approved with conditions (+6-0) on January 25, 2007. At that time, the Commission requested an update of the project once a 5-foot setback was provided along a portion of the upper two floors at the Clay Street facade.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 11a. 2006.0106CV (R. CRAWFORD: (415) 558-6358)
473 EUCALYPTUS DRIVE (ST. STEPHENS) - south side between 20th and 21st Avenues, Assessor's Block 7295 Lot 011 - **Request for Conditional Use Authorization** under, Planning Code Section 209.3(g) and 209.3(j) to expand an existing church and Elementary School with the expansion of the gym/multi-purpose facility in an RH-1 (D), Residential House, One Family Detached and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
- 11b. 2006.0106CV (R. CRAWFORD: (415) 558-6358)
473 EUCALYPTUS DRIVE (ST. STEPHENS) - south side between 20th and 21st Avenues, Assessor's Block 7295 Lot 011 - **Request for Variance** from the standards for rear yards in Planning Code Section 134, to allow a rear yard of 10 feet 5 inches where a rear yard of 27.5 feet is required in an RH-1 (D), Residential House, One Family, Detached and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.

F. REGULAR CALENDAR

- 12a. 2006.1273EKBX (I. WILSON: (415) 558-6163)
535 MISSION STREET - south side between 1st and 2nd Street, Lots 68 and 83 in Assessor's Block 3721- **Request under Planning Code Section 309 for Determination of Compliance and Request for Exceptions** to setback and separation of towers, ground level wind currents, and bulk requirements, for the construction of a 27-story (plus mechanical penthouse), approximately 380-foot tall building containing approximately 293,760 square feet of office space, approximately 3,700 square feet of retail space, and approximately 12,600 square feet of parking on one underground level, with approximately 32 parking spaces using valet operation. The Project also includes approximately 6,000 square feet of open space in a combination of exterior open space, interior greenhouse and improvements to Shaw Alley. This project lies within a C-3-O (Downtown Office) District, Transbay C-3 Special Use District, and is within a 550-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 19, 2007)
- 12b. 2006.1273EKBX (I. WILSON: (415) 558-6163)
535 MISSION STREET - south side between 1st and 2nd Street, Lots 68 and 83 in Assessor's Block 3721 - **Request under Planning Code Section 321 for approval and Determination of Compliance** for the construction of a 27-story (plus mechanical penthouse), approximately 380-foot tall building containing approximately 293,760 square feet of office space, approximately 3,700 square feet of retail space, and approximately 12,600 square feet of parking on one underground level, with approximately 32 parking spaces using valet operation. The Project also includes approximately 6,000 square feet of open space in a combination of exterior open space, interior greenhouse and improvements to Shaw Alley. This project lies within a C-3-O (Downtown Office) District, Transbay C-3 Special Use District, and is within a 550-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 19, 2007)
13. 2007.0246C (A. HOLLISTER: (415) 575-9078)
1326 POLK STREET - east side between Pine and Bush Streets, Lot 005 in Assessor's Block 0668 - **Request for Conditional Use Authorization** to establish a financial service (dba "CitiFinancial Services, Inc.") of approximately 1755 square feet within the vacant, existing ground-floor commercial space. No physical expansion of the existing building is proposed. Financial services that will be offered at this site include home mortgages, personal loans and automotive loans. This site is within the Polk Street Neighborhood Commercial District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 12, 2007)
14. 2007.0514T (S. EXLINE: (415) 558-6332)
AMENDMENTS TO PLANNING CODE SECTION 315/INCLUSIONARY HOUSING: ALTERNATIVE REHABILITATION FOR RENTAL - **Ordinance introduced by Supervisor Daly as part of Board File No. 070444 that would amend portions of the Planning code to allow a new alternative to meet the requirements of the Residential Inclusionary Affordable Housing ordinance** by allowing payment to a nonprofit to acquire and rehabilitate units for permanent affordable rental housing if the number of units is 25% greater than the amount provided under the existing off-site alternative.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of July 19, 2007)

15. 2006.0157C (G. CABREROS: (415) 558-6169)
21 WOOD STREET - west side between Lupine Avenue and Geary Boulevard; Lot 004 in Assessor's Block 1069 - **Request for Conditional Use Authorization** to allow the demolition of a single-family house and the construction of a new two-family building, pursuant to the Board of Supervisors' interim zoning controls requiring conditional use authorization for the demolition of a residential structure. This site is located within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 21, 2007)
16. 2007.0283D (G. CABREROS: (415) 558-6169)
2136 HAYES STREET - north side between Cole and Shrader Streets; Lot 011 in Assessor's Block 1193 - **Request for Discretionary Review** of Building Permit Application No. 2006.09.06.1523, proposing construction of a 21-foot deep rear addition and roof dormers at the existing four-story-plus-attic, three-unit building in RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as modified.
17. 2007.0052D (K. CONNER: (415) 575-6914)
45 ALVISO STREET - west side between Estero and Holloway Avenues; Lot 003 in Assessor's Block 6926 - **Request for Discretionary Review** of Building Permit Application No. 2006.02.08.4063, proposing construction of a third-story vertical addition, a two-foot horizontal side extension and an eight-foot horizontal rear addition to a single-family dwelling in a RH-1 (D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as revised.
(Continued from Regular Meeting of July 19, 2007)
18. 2007.0306DD (S. MIDDLEBROOK: (415) 558-6372)
9 DOUGLASS STREET - east side between 17th Street, State Street, and Ord Court; Lot 047 in Assessor's Block 2623 - **Request for Discretionary Review** of Building Permit Application 2007.01.11.1515, proposing construction of a 2-story horizontal and vertical addition to the rear of the subject dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
19. 2007.0531D (E. OROPEZA: (415) 558-6381)
230 11TH STREET - southwest corner of Howard and Kissling Streets; Lot 005 in Assessor's Block 3516 - **Mandatory Discretionary Review**, under Planning Code Sections 816.23 and 890.133, requiring review of Medical Cannabis Dispensaries (MCDs), of Building Permit Application 2007.0319.6634, to maintain operation of an existing MCD (d.b.a. "The green Cross"). The property is located within the SLR (Service / Light Industrial Residential Mixed) Use District, the Western SOMA Special Use District and a 50-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed

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item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

08-03-07/PM:57 RCM

Thursday, August 9, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

AUG - 3 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

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Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0101U (J. SWITZKY: (415) 575-6816)
45 LANSING STREET (BLOCK 3749, LOT 059) - Motion to Waive Rincon Hill Community Infrastructure Impact Fees per Section 318.3(f) - The Planning Commission approved a project at 45 Lansing Street on March 15, 2007, that includes approximately 227 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupiable square foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project would require a payment of approximately \$3,000,000. The project sponsor has entered into a Waiver Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to secure the formation of a Community Facilities (Mello-Roos) District and to take all necessary steps to support the construction of a portion of the public improvements, equal to the value owed by the sponsor, and described in Planning Code Section 318.6 and in the Rincon Hill Plan.
Preliminary Recommendation: Approval
(Proposed for Continuance to September 6, 2007)
2. 2007.0688T (T. SULLIVAN-LENANE: (415) 558-6257)
POLK STREET: BOARD FILE 070851 - Ordinance Amending Planning Code Sections 121.2 and 723 as related to the Polk Street Neighborhood Commercial District [Board File No. 07-0851]. Ordinance amending sections of the San Francisco Planning Codes by amending Section 121.2 to move Polk Street from a 3,000 square foot use size limit to a 2,000 square foot use size limit and by amending Section 723 to provide that commercial and institutional uses in the Polk Street Neighborhood Commercial District are permitted up to 1,999 square feet and allowed as a conditional use for 2,000 square feet and above; adopting findings, inclusion Section 302 findings, environmental findings and findings of consistency with Section 101.1 and the General Plan.
Preliminary Recommendation: Approval with modifications.
(Proposed for Continuance to September 6, 2007)
3. 2007.0515T (A. RODGERS: (415) 558-6396)
FRINGE FINANCIAL: BOARD FILE 070671 - Forwarding a proposed ordinance with a recommendation to the Board of Supervisors amending San Francisco Planning Code Sections 249.5, 781.8, 781.9, 782, and 783 and adding Section 249.35 to the San Francisco Planning Code to create a noncontiguous Fringe Financial Service Restricted Use District prohibiting new fringe financial services, as defined, with certain exceptions; amending San Francisco Planning Code Section 312 to require certain notice in Neighborhood Commercial Districts, amending San Francisco Planning Code Section 227 to add Fringe Financial Service Use to the Commercial District Zoning Control Table; amending San Francisco Planning Code Sections 702.4 and 710 through 730 to add Fringe Financial Service Use to the Neighborhood Commercial District Zoning Control Tables; adding Section 790.111 and 890.113 to the San Francisco Planning Code to

define a Fringe Financial Service Use; amending San Francisco Planning Code Sections 790.110, 790.112, 890.110, and 890.112 to require that use applications for Financial Services and Limited Financial Services include a copy of any state-issued license; amending San Francisco Planning Code Sections 803.2, 810, 811, and 812 to add Fringe Financial Service Use to the Chinatown Zoning Control Tables; amending San Francisco Planning Code Sections 814 through 818 to add Fringe Financial Service Use to certain Zoning Control Tables in the South of Market area; amending San Francisco Planning Code Section 827 to add Fringe Financial Service Use to the Rincon Hill Downtown Residential Mixed Use District Zoning Control Table; amending Sections 909, 910, 911, 912, 913, and 914 to add Fringe Financial Service Use to certain Mission Bay Zoning Control Tables; amending Sectional Maps Numbers 1SU, 2SU, 6SU, 7SU, 8SU, and 10SU of Zoning Map of the City and County of San Francisco to indicate the boundaries of the Fringe Financial Service Restricted Use District, and making findings, including environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan, to provide comments to the Planning Department, making environmental findings, and making findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

Preliminary Recommendation: Approval

(Proposed for Continuance to September 20, 2007)

4. 2007.0517T (T. SULLIVAN-LENANE: (415) 558-6257)
OFF-SHELF LIQUOR: GROCERY STORES - Amendments relating to Planning Code Sections 790.55, 249.5, 781.8, 781.9, and 783 [Board File No. 07-0617]. Ordinance introduced by Supervisor Alioto-Pier amending Planning Code Sections 790.55, 249.5, 781.8, 781.9, and 783 to remove grocery stores and other similar uses from prohibitions placed on the establishment of liquor stores in certain districts; and making environmental findings and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval.
(Proposed for Continuance to September 20, 2007)
5. 2007.0511T (T. TAM: (415) 558-6325)
INSTITUTIONAL MASTER PLAN: HEALTH PLANNER: BOARD FILE 070678 - Forwarding a proposed ordinance with a recommendation to the Board of Supervisors amending the Planning Code (Section 304.5) to require a qualified health planner retained by the Department of Public Health to analyze the relationship to citywide health care needs of medical institutions' institutional master plans, revisions, and conditional use applications, to provide comments to the Planning Department, making environmental findings, and making findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval
(Proposed for Continuance to September 20, 2007)
6. 2007.0136C (E. WATTY: (415) 558-6620)
3953 24TH STREET - south side between Sanchez and Noe Streets; Lot 032 in Assessor's Block 6508 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 728.94, 161(j), and 303(e), to modify a previously approved Conditional Use Authorization in order to allow six senior dwelling-units to be converted into five market-rate dwelling-units with no off-street parking. This site is located within the 24th Street - Noe Valley Neighborhood Commercial District 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 12, 2007)
(Proposed for Continuance to September 27, 2007)

7. 2007.0212D (K.CONNER: (415) 575-6914)
1430 DIAMOND STREET - west side between 27th Street and Duncan Street; Lot 004C in Assessor's Block 6588 - **Request for Discretionary Review** of Building Permit Application No. 2006.10.11.4737, proposing construction of a 12-foot horizontal rear addition and a vertical addition to an existing two-story single family residence in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending.
(Continued from Regular Meeting of July 19, 2007)
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

8. Consideration of Adoption:
- Draft Minutes of Regular Meeting of July 26, 2007.
 - Draft Minutes of Regular Meeting of October 26, 2006.
9. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

10. Director's Announcements
11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
12. (K. AMDUR: (415) 558-6351)
125 MASON STREET AND 149 MASON STREET - west side between Eddy and Ellis Streets, Assessor's Block 331, Lot Nos. 18 and 17. The subject properties are within the C-3-G/130-F Zoning Districts. **Informational Presentation** on the public art proposal for two affordable housing projects, both of which were approved by the Commission on August 10, 2006. The 125 Mason St. project consists of 81affordable family housing rental units and 13 parking spaces, provides the affordable housing required pursuant to Section 315 of the Planning Code for the 301 Mission development project. The 149 Mason St. project consists of 56 affordable studio housing rental units. Glide Economic Development Corp. is a development sponsor of both projects.
13. 2007.0529I (S. WERTHEIM: (415) 558-6612)
UNIVERSITY OF PHOENIX – INSTITUTIONAL MASTER PLAN - Zoning Administrator announcement of the receipt of the **University of Phoenix Abbreviated Institutional Master Plan (IMP)** pursuant to Planning Code Section 304.5. The University of Phoenix proposes to relocate its campus from a 0.38 acre site at 185 Berry Street, located in an M-2 (Heavy Industrial) District, to a 0.32 acre site at 1 Front Street, located in the C-3-0 (Downtown Office) District, and to increase its enrollment by 50 students to 350 students.

The Planning Commission has the discretion under Planning Code Section 304.5(d), to hold or not hold a public hearing on an Abbreviated IMP for institutions less than 1 acre in size. If the Commission requests a hearing, it would be scheduled for a later date. The University of Phoenix's Abbreviated IMP is available for viewing on the Planning Department's website.

Preliminary Recommendation: Commission not hold a public hearing
(Continued from Regular Meeting of August 2, 2007)

14. (J. SWITZKY 575-6815/E. FORBES 558-6417/S. JONES 575-9034)
TRANSIT CENTER DISTRICT PLAN PLANNING PROCESS - **Informational presentation** on the Transit Center District Plan, including process, schedule, contracting, and budget for both planning and environmental review work. This planning effort is examining potential changes to land use, urban form, public realm, and public benefits for the area around the Transbay Transit Center.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

15. 2007.0444C (A. STARR: (415) 558-6362)
1033-1037 IRVING STREET - south side between 11th and 12th Avenues; Lot 046, in Assessor's Block 1766 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 730.42 to allow the establishment of a full-service restaurant (name to be determined) in a vacant commercial space most recently occupied as office space. The site is within the Inner Sunset Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

F. REGULAR CALENDAR

16. 2007.0386C (K.CONNER: (415) 575-6914)
3901 NORIEGA STREET - south side at the southwestern corner of the intersection with 46th Avenue; Lot 001 in Assessor's Block 2083 - **Request for Conditional Use Authorization** pursuant to Sections 710.24, 710.27, and 710.48 of the Planning Code to allow a full-service restaurant (d.b.a Pizza Place) with outdoor activity, extended hours of operation, and other entertainment within the NC-1 (Cluster, Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 17a. 2007.0388CV (B. FU: (415) 558-6613)
2574 SAN BRUNO AVENUE - west side, between Felton and Burrows Streets, Lot 011 in Assessor's Block 5981 - **Request for Conditional Use Authorization** for use size under Planning Code Sections 711.21 and 121.2 to demolish the existing community recreation

center, "Boys Club," and construct a two-story over basement community health center, operated by the North East Medical Services, within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk Designation. The project also includes a Variance request for an exception to off-street parking requirements pursuant to Planning Code Section 151.

Preliminary Recommendation: approval with conditions
(Continued from Regular Meeting of July 26, 2007)

- 17b. 2007.0388CV (B. FU: (415) 558-6613)
5574 SAN BRUNO AVENUE - west side, between Felton and Burrows Streets, Lot 011 in Assessor's Block 5981 - **Variance Request for off-street parking** pursuant to Planning Code Section 151 for the proposed two-story over basement community health center, operated by the North East Medical Services, within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of July 26, 2007)
18. 2007.0164D (C. JAROSLAWSKY (415) 558-6348)
40 JUANITA WAY - south side between Fowler Avenue and Teresita Boulevard; Lot 010 in Assessor's Block 2901B - **Request for Discretionary Review** of Building Permit Application No. 20056.12.20.0206, construct a third level addition, onto a one-story over garage, single-family structure. The addition would include a rear deck and stairs at the second and third levels, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of June 21, 2007)
NOTE: On June 21, 2007, following public testimony, the Commission continued this item to August 9, 2007 to allow the sponsors to consider re-designing or design options. The public hearing remains open.
19. 2007.0507C (E. WATTY: (415) 558-6620)
2810 DIAMOND STREET - west side between Chenery and Bosworth Streets; Lot 026 in Assessor's Block 6744 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 711.43 and 790.90, to legalize an existing large fast-food restaurant (DBA Eggettes) within an NC-2 (Neighborhood Commercial, Small-Scale) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
20. 2007.0571D (E. WATTY: (415) 558-6620)
4329 25TH STREET - south side between Diamond and Douglass Streets; Lot 033, in Assessor's Block 6545 - **Request for Discretionary Review** of Building Permit Application No. 2007.01.22.2216, which proposes construction of a one-story horizontal rear addition to an existing single-family residence. The subject property is located in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Project as proposed.
- 21a. 2006.0892CV (M. GLUECKERT: (415) 558-6543)
2145 GENEVA AVENUE - northwest corner of Geneva and Santos; Lot 008H in Assessor's Block 6323 - **Request for Conditional Use Authorization** under Planning Code Sections 121.1.161(j), and 303 to construct a new self-service laundromat on the site and to convert existing office space to two residential units in an NC-1 (Neighborhood Commercial, Cluster) Zoning District and within a 40-X Height and Bulk District. A

Variance is being sought to comply with the rear yard and open space requirements established in Planning Code Sections 134 and 135.
Preliminary Recommendation: Approval with conditions.

- 21b. 2006.0892CV (M. GLUECKERT: (415) 558-6543)
2145 GENEVA AVENUE - northwest corner of Geneva and Santos; Lot 008H in Assessor's Block 6323 - **Variance Request** for rear yard and open space, pursuant to Planning Code Sections 134 and 135, for the proposed new construction and change of use, within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and a 40-X Height and Bulk District.
22. 2007.0457T (E. FORBES: (415) 558-6417)
VISITACION VALLEY FEE AMENDMENT: BOARD FILE 070381 - **Forwarding a proposed ordinance with a recommendation to the Board of Supervisors amending San Francisco Planning Code Sections 319.2 and 319.3 of the Visitacion Valley Community Facilities and Infrastructure Fee and Fund ordinance** to set a lower fee level of \$3.00 per square foot for principally permitted projects that do not require material General Plan, Planning Code or Zoning Map amendments, and making findings including findings under the California Environmental Quality Act.
Preliminary Recommendation: Approval

6:00 P.M.

23. 2004.0160E (M. JACINTO: (415) 575-9033)
EASTERN NEIGHBORHOODS REZONING AND AREA PLANS - **Public Hearing on the Draft Environmental Impact Report:** The subject of the proposed rezoning is an approximately 2,200-acre project area that includes four neighborhoods on the eastern side of San Francisco: East SoMa, the Mission, Showplace Square/Potrero Hill and the Central Waterfront. The proposed rezoning would introduce new use (zoning) districts, including: (1) districts that would permit only production, distribution and repair (PDR) uses; (2) districts that would permit at least some PDR uses in combination with commercial and/or residential uses; (3) districts mixing residential and commercial uses; and (4) new residential-only districts. The new districts would replace existing industrial, commercial and residential single-use districts. The project would also include certain adjustments to height limits. In conjunction with the proposed rezoning, the Planning Department is also developing area plans for inclusion within the General Plan for the four neighborhoods in the project area. These plans address policy-level issues pertaining to housing, transportation, historic resources, urban design (including building heights and urban form), open space, and community facilities.
Note: written comments will be accepted at the Planning Department's offices until the close of business on August 31, 2007.
Preliminary Recommendation: No Action Required.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 421
City Hall, 1 Dr. Carlton B. Goodlett Place

Monday, August 13, 2007

10:00 AM

Special Meeting

DOCUMENTS DEPT.

AUG - 8 2007

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President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

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Or

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And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

10:00 AM _____

ROLL CALL:	Commission President:	Dwight S. Alexander
	Commission Vice-President:	Christina R. Olague
	Commissioners:	Michael J. Antonini; M. Sue Lee; William L. Lee;
		Kathrin Moore; Hisashi Sugaya

EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to discuss and consider candidates for the position of Director of Planning. The Planning Commission may take action to recommend candidates for the position Director of Planning to the Mayor.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

Adjournment:

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Regular Meetings
Thursdays, August 16 and 23, 2007

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, August 16 and 23, 2007*, have been cancelled. The next Regular Meeting of the Planning Commission will be held on, *August 30, 2007*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	DWIGHT ALEXANDER
VICE-PRESIDENT	CHRISTINA OLAGUE
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	WILLIAM L. LEE
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

08-13-07 10:09 AM REV B

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AUG 13 2007

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8/31/07

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 30, 2007
1:00 PM
Special Meeting

08-03-07P 2:14 PM

DOCUMENTS DEPT.

AUG 23 2007

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PUBLIC LIBRARY

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
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1:00 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0490E (J. NAVARRETE: (415) 575-9040)
3500 19th STREET - northwest corner of Valencia and 19th Streets - **Appeal of Preliminary Mitigated Negative Declaration** for the construction of a 5-story, 50-foot-tall building totaling approximately 29,829 square feet, with 17 dwelling units, 17 off-street parking spaces, and about 2,852 square feet of retail space. The project site (Block 3588, Lot 012) is in the Valencia Neighborhood Commercial District and a 50-X Height and Bulk District. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines. The proposed project would require a Conditional Use Authorization.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for Continuance to October 25, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

2. Consideration of Adoption:
 - Draft Minutes of Special Meeting of August 13, 2007.
 - Draft Minutes of Regular Meeting of August 9, 2007.
 - Draft Minutes of Regular Meeting of August 2, 2007.
 - Draft Minutes of Regular Meeting of July 12, 2007.
 - Draft Minutes of Special Joint DBI of December 7, 2006.
3. Commission Comments/Questions
 - **Inquiries/Announcements**. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - **Future Meetings/Agendas**. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

4. Director's Announcements

5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

(A. VARAT: (415) 558-6405)

LELAND AVENUE STREETScape DESIGN PROJECT - **Informational only** - Staff will provide an update regarding funding and implementation for the Leland Avenue Streetscape Improvements Project. The Project creates a conceptual design for detailed pedestrian, streetscape, and traffic calming improvements to Leland Avenue, the main street of Visitacion Valley.

Preliminary recommendation: Informational only, no action requested.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. 2007.0534C (J. IONIN: (415) 558-6309)

1641 FILLMORE STREET - west side between Geary Boulevard and Post Street, Assessor's Block 0702, Lot 002 - **Request for Conditional Use Authorization** under Planning Code Sections 186.1(e) and 712.45 to relocate an existing liquor store (d.b.a. Fillmore Market) from 1669 Fillmore Street to 1641 Fillmore Street in an NC-3 (Neighborhood Commercial, Moderate Scale) District and a 65-A Height and Bulk District. Preliminary Recommendation: Approval with Conditions.

7. 2007.0668C (M. LI: (415) 558-6396)

627 VALLEJO STREET - southwest corner at Columbus Avenue, Lots 017 through 021 in Assessor's Block 0146 - **Request for conditional use Authorization** to (1) establish a small self-service restaurant of approximately 950 square feet inside a principally permitted retail grocery store (dba "Piazza Market") of approximately 5,940 square feet and (2) add a Type 20 ABC license (off-sale beer and wine) to the retail grocery store. The restaurant use will not be under separate ownership. It will operate as an integrated component of the retail grocery store. There will be no physical expansion of the existing building. The project site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 26, 2007)

F. REGULAR CALENDAR

8. (L. AVERY: (415) 558-6407)

COMMISSION'S RULES AND REGULATIONS - Discussion and possible action to amend the Commission's Rules and Regulations to address imposing time constraints on submittal of documents and material for review by the Commission and the public;

discuss and possibly establish rules or policies that address other areas of interest of the Commission.

(Continued from Regular Meeting of July 26, 2007)

2:30 P.M.

9. (K. RICH (415) 558-6345)
EASTERN NEIGHBORHOODS PROGRAM - The Eastern Neighborhoods Program encompasses the Mission, Central Waterfront, East SoMa and Showplace Square. Planning staff, along with staff from the Mayor's Office of Housing will present an information-only progress report on the following elements of the Eastern Neighborhoods Program: 1) Draft Socio-Economic Impact Analysis Report findings and implications for the planning process; 2) Development of a public benefits package to accompany the Eastern Neighborhoods rezoning, particularly including strategies and zoning proposals to address the need for affordable housing.
Preliminary Recommendation: No action requested (informational item)
10. (S. DENNIS: (415) 558-6314)
CONSIDERATION OF ADOPTION of a **COMMISSION POLICY** for the review of building permits and approvals in the Eastern Neighborhoods prior to the adoption of the Eastern Neighborhoods area plans and code amendments.
Preliminary Recommendation: Adopt policy resolution as proposed.
(Continued from Regular Meeting of July 26, 2007)
11. 2005.0351E (M. JACINTO: (415) 575-9033)
700 VALENCIA STREET - Lot 001 of Assessor's Block 3588, bounded by Valencia, 19th, Lapidge and 18th Streets - **Appeal of Preliminary Mitigated Negative Declaration**. The proposed project would include demolition of an existing building and construction of a five-story, 50-foot-tall mixed-use building totaling approximately 22,662 square feet. The building would include nine dwelling units, nine parking spaces and one commercial unit. Vehicular access to the garage would be via 18th Street. Access to the commercial unit would be at the corner of Valencia and 18th Street and along Valencia Street. The project site in the Valencia Neighborhood Commercial zoning district and is within a 50-X height and bulk district. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.
(Continued from Regular Meeting of July 26, 2007)
12. 2007.0297D (M. SNYDER: (415) 575-6891)
700 VALENCIA STREET - southwest corner of Valencia Street and 18th Street, Lot 001 in Assessor's Block 3588 - **Request for Discretionary Review** of Building Permit Application No. 2005.04.14.0087 proposing to construct a new 50-foot tall structure where a small car sales structure currently sits. The new structure would contain nine dwelling units, nine off-street parking spaces and approximately 1,700 square feet of ground floor retail. The property is within the Valencia Neighborhood Commercial District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve the project as modified and with conditions.
(Continued from Regular Meeting of July 26, 2007)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**SAN FRANCISCO
PLANNING COMMISSION
AND
DEPARTMENT OF BUILDING INSPECTION
COMMISSION**

NOTICE OF SPECIAL JOINT HEARING

Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 30, 2007

**5:00 PM
Special Meeting**

DOCUMENTS DEPT.

AUG 23 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander
Vice-President: Christina Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore; Hisashi Sugaya;

Commission Secretary: Linda D. Avery

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1660 MISSION STREET, 5TH FLOOR RECEPTION

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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5:00 PM _____

ROLL CALL:

PLANNING COMMISSION:	Commission President:	Dwight S. Alexander
	Commission Vice-President:	Christina Olague
	Commissioners:	Michael J. Antonini; Katherine Moore M. Sue Lee William L. Lee; Hisahi Sugaya

BUILDING INSPECTION COMMISSION:	Commission President:	Debra Walker
	Commission Vice-President:	Frank Lee
	Commissioners:	Joe Grubb Ephraim Hirsch Mel Murphy Criss Romero Michael Theriault

A. SPECIAL CALENDAR:

1. Update on Business Process Reengineering (BPR), interdepartmental computer system(s), and departmental processes. Discussion regarding future action steps for ongoing collaboration between departments.
2. Update regarding seismic safety, tall buildings, and discussion for possible BIC action to determine fire safety measures, Peer Review process, and emergency response.
3. Overview of new International Codes to become effective in January, 2008.
4. Public Comment: The BIC and Planning Commission will take public comment on matters within the Commissions' jurisdiction that are not part of this agenda.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 408
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 6, 2007
10:00 AM
Special Meeting

DOCUMENTS DEPT.

AUG 31 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

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THIS MEETING WILL NOT BE BROADCAST

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10:00 AM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. SPECIAL CALENDAR

800 KEARNY STREET - northeast corner of Kearny and Washington Streets, Assessor's Block 195, Lots 9 and 10 - An **informational hearing** on the new Chinatown Community College Campus to be constructed at the northeast corner of Kearny and Washington Street. The presentation by San Francisco City College will include the project proposed in the Draft Environmental Impact Report and will include classrooms, laboratories, lobby, multipurpose room, library, faculty lounges, student lounge alcove, advise and testing rooms, language labs, computer labs, ancillary administrative offices, registration, storage, building services, and meeting rooms in a 16 story, 244 foot tall building with a large mechanical penthouse so that the building will appear as 17 story building. Alternative design schemes will also be discussed. The project is in a Chinatown Community Business (CCB) District and in a 65-A Height District.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 6, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

AUG 31 2007

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PUBLIC LIBRARY

President: Dwight S. Alexander
Vice-President: Christina R. Olague
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Hisashi Sugaya

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Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0514T (S. EXLINE: (415) 558-6332)
AMENDMENTS TO PLANNING CODE SECTION 315/INCLUSIONARY HOUSING: ALTERNATIVE REHABILITATION FOR RENTAL - Ordinance introduced by Supervisor Daly as part of Board File No. 070444 that would amend portions of the Planning code to allow a new alternative to meet the requirements of the Residential Inclusionary Affordable Housing ordinance by allowing payment to a nonprofit to acquire and rehabilitate units for permanent affordable rental housing if the number of units is 25% greater than the amount provided under the existing off-site alternative.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of August 2, 2007)

(Proposed for Continuance to September 20, 2007)

2. 2007.0874C (C. TEAGUE: (415) 575-9081)
245 11TH STREET - north side, between Kissling and Folsom Streets, Lot 016 in Assessor's Block 3517 - Request for Conditional Use Authorization pursuant to Planning Code Sections 816.21 and 303 for a change of use of a 3-story, approximately 17,000 square feet building from general office space to a social service provider (Westside Community Services) within an SLR (Service, Light Industrial, Residential) Zoning District and a 50-X Height and Bulk designation. The proposal is to offer community-based prevention, mental health, substance abuse, AIDS-related, and social services. No exterior renovations are included.

(Proposed for Continuance to September 27, 2007)

3. 2004.1245E (N. TURRELL: (415) 575-9047)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - Assessor's Block 0287, Lots 013, 014 - Appeal of a Preliminary Mitigated Negative Declaration. The 10,500 square-foot project site is located at 300 Grant Avenue (aka 272-290 Sutter Street) on the northeast corner of Grant Avenue and Sutter Street in the Financial District neighborhood. The proposed project would involve the demolition of two buildings containing approximately 35,600-square feet of retail space and construction of an approximately 114,354 gross square foot, 12-story, 130-foot tall building containing up to 56 residential units, 15,000 square feet of retail space, and 34 to 40 off-street parking spaces. The retail entrance to the proposed project would be at the corner of Grant Avenue and Sutter Street, while the residential lobby entrance would be at the corner of Grant Avenue and Harlan Place. Access to the parking garage would be from Harlan Place off Grant Avenue. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the General Plan.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration

(Continued from Regular Meeting of July 12, 2007)

NOTE: On July 12, 2007, following public testimony, the Commission entertained a motion to uphold the Preliminary Mitigated Negative Declaration (PMND) by a vote

of +2 -4, the motion failed. Commissioner S. Lee was excused. The Commission continued the matter to September 6, 2007 by a vote +5 -1,
(Proposed for Continuance to September 27, 2007)

- 4a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage, requiring the authorization of exceptions to Code standards for height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 12, 2007)
(Proposed for Continuance to September 27, 2007)
- 4b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance of Planning Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.**
(Continued from Regular Meeting of July 12, 2007)
(Proposed for Continuance to September 27, 2007)
5. 2006.0847D (K. CONNER: (415) 575-6914)
2071 43RD AVENUE - west side between Quintara Street and Pacheco Street; Lot 018 in Assessor's Block 2163 - **Request for Discretionary Review of Building Permit Application No. 2006.02.23.5225**, proposing construction of a third-story horizontal and vertical addition to a two story dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending.
(Continued from Regular Meeting of August 2, 2007)
(Proposed for Continuance to November 8, 2007)
- 6a. 2005.0762ECV (M. LI: (415) 558-6396)
245-259 HYDE STREET - southwest corner at Eddy Street, Lots 017, 018, and 019 in Assessor's Block 0336 - **Request for Conditional Use Authorization** to reduce the off-street parking requirement for a 65-unit residential project. The interiors of the existing interconnected two-story buildings, previously used as office and retail space, will be demolished to accommodate the insertion of a third floor within the existing building envelope. One new floor will be added for a total of four floors. The project is proposing no off-street parking where 16 spaces are required. The project site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District, and an 80-T Height and Bulk District.
Preliminary recommendation: Approval with conditions
(Continued from Regular Meeting of August 2, 2007)
(Proposed for Indefinite Continuance)

- 6b. 2005.0762ECV (M. Li: (415) 558-6396)
245-259 HYDE STREET, southwest corner at Eddy Street, Lots 017, 018, and 019 in Assessor's Block 0336 - **Request for a rear yard, dwelling unit exposure, and usable open space variances** in connection with the project described in Item 1a. The request for variances will be considered by the Zoning Administrator.
(Continued from Regular Meeting of August 2, 2007)
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

7. Consideration of Adoption:

- Draft Minutes of Regular Meeting of April 6, 2006.

8. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

9. Review of Commission's Action List

- Discuss Commissioner Antonini's request made at the hearing on June 6th and July 26th 2007, for an explanation of why springing conditions have been proposed on market-rate projects in the Eastern Neighborhoods, yet were not imposed upon the recently approved Westbrook Plaza housing project at 255 7th Street.

C. DIRECTOR'S REPORT

10. Director's Announcements

11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public

hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

12. 2006.0965DD (G. CABREROS: (415) 558-6169)
1552 COLE STREET - at the dead end of Cole Street, south of Carmel Street; Lot 015 in Assessor's Block 2662 - **Request for Discretionary Review** of Building Permit Application No. 2006.02.07.4038, proposing a new third floor, side and rear horizontal additions and facade alterations to the existing two-story, single-family residence in an RH-1(D) (Residential House, Single-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take Discretionary Review and approve the project.
(Continued from Regular Meeting of July 26, 2007)
NOTE: On July 26, 2007, following public testimony, the Commission entertained a motion to not take Discretionary Review and approve by a vote of +2 -3 with Commissioner S. Lee, Moore and Olague voting against. Motion Failed. Commissioner Sugaya was excused. Commissioner Alexander was absent. The Commission continued the matter to September 6, 2007 to allow the absent Commissioner to participate in the final action.

G. REGULAR CALENDAR

- 13a. 2007.0242CV (J. MILLER: (415) 558-6344)
875 POST STREET - south side between Leavenworth and Hyde Streets, Lot 014 in Assessor's Block 0303 - **Request for Conditional Use Authorization** to reduce the parking requirement by one off-street parking space pursuant to Planning Code Section 161(h) in connection with the proposed construction of four dwelling units in the ground floor of the existing building. There would be no physical expansion of the existing building. Requests for Variances from the rear yard, open space, and dwelling unit exposure requirements of the Planning Code will be considered by the Zoning Administrator at the same hearing. The site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea no. 2), and an 80-T Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of August 2, 2007)
- 13b. 2007.0242CV (J. MILLER: (415) 558-6344)
875 POST STREET - south side between Leavenworth and Hyde Streets, Lot 014 in Assessor's Block 0303 - **Request for Variance** of Planning Code standards for rear yard, usable open space and dwelling-unit exposure in connection with the proposed construction of four dwelling units in the ground floor of the existing building. There would be no physical expansion of the existing building. The site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea no. 2), and an 80-T Height and Bulk District.
(Continued from Regular Meeting of August 2, 2007)
14. 2003.0655E (T. JOHNSTON: (415) 575-9035)
NEW CRYSTAL SPRINGS BYPASS TUNNEL - **Hearing to Receive Public Comment on Draft Environmental Impact Report** - The San Francisco Public Utilities Commission (SFPUC) is sponsoring a proposed project that calls for the construction of a tunnel, about 4,200 feet long with a 96-inch diameter pipeline in the tunnel for conveyance of drinking water to the regional water delivery system in San Mateo County and San Francisco. This project would be located in the SFPUC right-of-way along and

near Polhemus and Crystal Springs Roads in San Mateo County. The tunnel would replace an existing pipeline that is subject to geologic hazards from slope instability. Key features of the proposed Project include:

- Excavation of an 4,200-foot long tunnel using a tunnel boring machine or open-face shield roadheader;
- Excavation of shafts (north and south) on either end of the tunnel to depths ranging from about 60 to 200 feet; and
- Disposal of tunnel and shaft excavation spoils on lands adjacent to the south shaft area on SFPUC lands or at an off-site permitted facility.

Preliminary Recommendation: No Action Required. Public hearing to receive comments only.

Note: Written comments will be received at the Planning Department until 5:00 p.m. on September 21, 2007.

15. 2007.0101U (J. SWITZKY: (415) 575-6815)
45 LANSING STREET (BLOCK 3749, LOT 059) - Motion to Waive Rincon Hill Community Infrastructure Impact Fees per Section 318.3(f) - The Planning Commission approved a project at 45 Lansing Street on March 15, 2007, that includes approximately 227 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupiable square foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project would require a payment of approximately \$3,000,000. The project sponsor has entered into a Waiver Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to secure the formation of a Community Facilities (Mello-Roos) District and to take all necessary steps to support the construction of a portion of the public improvements, equal to the value owed by the sponsor, and described in Planning Code Section 318.6 and in the Rincon Hill Plan.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of August 9, 2007)
16. 2007.0688T (T. SULLIVAN-LENANE: (415) 558-6257)
POLK STREET: BOARD FILE 070851 - Ordinance Amending Planning Code Sections 121.2 and 723 as related to the Polk Street Neighborhood Commercial District [Board File No. 07-0851]. Ordinance amending sections of the San Francisco Planning Codes by amending Section 121.2 to move Polk Street from a 3,000 square foot use size limit to a 2,000 square foot use size limit and by amending Section 723 to provide that commercial and institutional uses in the Polk Street Neighborhood Commercial District are permitted up to 1,999 square feet and allowed as a conditional use for 2,000 square feet and above; adopting findings, inclusion Section 302 findings, environmental findings and findings of consistency with Section 101.1 and the General Plan.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of August 9, 2007)
17. 2007.0538D (A. STARR: (415) 558-6362)
816 CLAYTON STREET - east side between Ashbury Street and Frederick Street; Lot 084 in Assessor's Block 1269 - **Request for Discretionary Review** of Building Permit Application No. 2007.05.14.1225 proposing to modify Application No. 2006.09.01.1270 by increasing the height of the proposed 3rd floor addition by approximately 20". The existing building is a two-story over garage, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation- Take Discretionary Review and Modify the Project.

18. 2007.0283D (G. CABREROS: (415) 558-6169)
2126-2130 HAYES STREET - north side between Cole and Shrader Streets; Lot 011 in Assessor's Block 1193 - **Request for Discretionary Review** of Building Permit Application No. 2006.09.06.1523, proposing construction of a 21-foot deep rear addition and roof dormers at the existing four-story-plus-attic, three-unit building in RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as modified.
(Continued from Regular Meeting of August 2, 2007)
19. 2007.0490D (T. WANG: (415) 558-6335)
189 MERCED AVENUE - southeast side between Garcia Avenue and Kensington Way; Lot 010 in Assessor's Block 2924 - **Request for Discretionary Review** of Building Permit Application No. 2007.01.19.2128, proposing to construct a partial third-story to an existing one-story over garage, single-family dwelling in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
20. 2007.0579D (M. GLUECKERT: (415) 558-6543)
122 10TH STREET - west side between Mission Street and Howard Street; Lot 059 in Assessor's Block 3510 - **Mandatory Discretionary Review** of Building Permit Application No. 2007.05.18.1730s to maintain operation of an existing Medical Cannabis Dispensary (d.b.a. "San Francisco Medical Cannabis Clinic"). The parcel is located within a C-M (Heavy Commercial) Zoning District and a 130-L Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.

6:00 P.M.

21. (K. RICH (415) 558-6345)
EASTERN NEIGHBORHOODS PROGRAM - The Eastern Neighborhoods Program encompasses the Mission, Central Waterfront, East SoMa and Showplace Square. Planning staff will present an information-only progress report on the following elements of the Eastern Neighborhoods Program: 1) Draft zoning controls; 2) Draft height and bulk controls
Preliminary Recommendation: No action requested (informational item)

H. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or

- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 13, 2007

99-06-0771337-100
DOCUMENTS DEPT.

SEP - 6 2007

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5
14
13/07
cancelled

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for **Thursday, September 13, 2007**, has been cancelled. The next Regular Meeting of the Planning Commission will be held on, **September 20, 2007**.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT
VICE-PRESIDENT
COMMISSIONER
COMMISSIONER
COMMISSIONER
COMMISSIONER

DWIGHT ALEXANDER
CHRISTINA OLAGUE
MICHAEL J. ANTONINI
WILLIAM L. LEE
KATHRIN MOORE
HISASHI SUGAYA

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

September 20, 2007

1:30 PM

Special Meeting

DOCUMENTS DEPT.

SEP 17 2007

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President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0074TZ (J.LAU: (415) 558-6383)
BAYVIEW HUNTERS POINT AREA PLAN RELATED TO PLANNING CODE AND MAP AMENDMENTS. The Planning Commission will consider adopting Planning Code and Map Amendments of the City and County of San Francisco according to the provisions of Sections 302 and 306.3 of the Planning Code related to the creation of new Industrial Use Districts in Bayview Hunters Point. The new zoning would encompass the following areas: (1) the area generally bounded by Cesar Chavez Street, Bayshore Boulevard, Jerrold Avenue, Barneveld Avenue, McKinnon Avenue, Tolland Street, Evans Avenue, and Third Street; (2) the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, the Caltrain right-of-way, Evans Avenue, Toland Street, and McKinnon Avenue; (3) the area generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Avenue, Hawes Street, Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, Jennings Street, Van Dyke Avenue, Williams Avenue and Phelps Street. The Planning Commission certified the Bayview Hunters Point Plan Environmental Impact Report, adopted CEQA Finding, and adopted the Bayview Hunters Point Area Plan, an amendment to the General Plan, on March 2, 2006 with Motion Nos. 17200, 17201, and Resolution No. 17202 respectively. These Zoning Text and Map Amendments would implement various objectives from the Bayview Hunters Point Area Plan that seek to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry in the Bayview.
- A) 2006.0074ETZ (J. LAU: (415) 558-6383)
ADOPTION OF A PLANNING CODE TEXT AMENDMENT - Consideration of a resolution to adopt an amendment to the Planning Code, including adding Sections 121.5, 121.7, 210.7, 210.8, 210.9, 230, and 249.32; and amending Sections 204.3, 204.4, 210, 210.6, and 213. The amendment would establish a PDR-1 (Light Industrial Buffer) District, a PDR-2 (Production, Distribution, and Repair) District, and a South Basin Design and Development Special Use District (South Basin SUD). The Amendments would also amend provisions related to uses, and add provisions related to use size, subdivision of lots, and demolition of industrial related structures. These provisions would, in part, support and encourage a wide range of light industrial activities, restrict residential development, and limit the size of retail and office uses in the new use districts. Provisions related to the South Basin SUD would further encourage and accommodate a mix of arts, product testing and development, telecommunications support, office, business services, and light industrial activities.
Preliminary Recommendation: Approve the resolution amending the Planning Code.
- B) 2006.0074ETZ (J. LAU: (415) 558-6383)
ADOPTION OF A ZONING MAP AMENDMENT - Consideration of a resolution to adopt an amendment to the Zoning Map. The amendment consists of revisions to Sectional Maps 8, 9, 10, and 10 SU of the Zoning Map of the City and County of San

Francisco. This amendment would: 1) reclassify the area generally bounded by Cesar Chavez Street, Barneveld Avenue, McKinnon Avenue, Evans Avenue, and Third Street from M-2 to PDR-2; 2) reclassify the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, and the Caltrain right-of-way from M-1 (Light Industrial) to PDR-2 (Production, Distribution, and Repair); 3) reclassify much of the South Basin District, generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, and Williams Avenue, from M-1 to PDR-2; 4) establish a PDR-1 (Light Industrial Buffer) designation over the northern and southern edges of the South Basin District, on the east side of Third Street, roughly along Fitzgerald, Van Dyke, Underwood, and Thomas Avenues – on properties currently zoned M-1; and 5) apply the South Basin SUD (South Basin Design and Development Special Use District) to the area generally bounded by Paul Avenue, Bayshore Boulevard, Phelps Street, Williams Avenue, and Third Street.

Preliminary Recommendation: Approve the resolution amending the Zoning Map.

(Continued from Regular Meeting of July 12, 2007)

(Proposed for Continuance to October 4, 2007)

2. 2007.0511T (T. TAM: (415) 558-6325)
INSTITUTIONAL MASTER PLAN: HEALTH PLANNER: BOARD FILE 070678 - Forwarding a proposed ordinance with a recommendation to the Board of Supervisors amending the Planning Code (Section 304.5) to require a qualified health planner retained by the Department of Public Health to analyze the relationship to citywide health care needs of medical institutions' institutional master plans, revisions, and conditional use applications, to provide comments to the Planning Department, making environmental findings, and making findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of August 9, 2007)
(Proposed for Continuance to October 4, 2007)
3. 2007.0514T (S. EXLINE: (415) 558-6332)
AMENDMENTS TO PLANNING CODE SECTION 315/INCLUSIONARY HOUSING: ALTERNATIVE REHABILITATION FOR RENTAL - Ordinance introduced by Supervisor Daly as part of Board File No. 070444 that would amend portions of the Planning code to allow a new alternative to meet the requirements of the Residential Inclusionary Affordable Housing ordinance by allowing payment to a nonprofit to acquire and rehabilitate units for permanent affordable rental housing if the number of units is 25% greater than the amount provided under the existing off-site alternative.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of September 6, 2007)
(Proposed for Continuance to October 18, 2007)
4. 2006.1355DD (M. GLUECKERT: (415) 558-6543)
130 LEDYARD STREET - southwest side between Mercury Street and Thornton Avenue, Lot 002 in Assessor's Block 5398 - Request for Discretionary Review of Building Permit Application No. 2006.08.29.0915, proposing to legalize an existing deck at the rear of a single-family dwelling built without benefit of permit. The property is located in a RH-1 (Residential, House, One-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the proposal as submitted.
(Proposed for Indefinite Continuance)

5. 2007.0688T (T. SULLIVAN-LENANE: (415) 558-6257)
POLK STREET: BOARD FILE 070851 - Ordinance Amending Planning Code Sections 121.2 and 723 as related to the Polk Street Neighborhood Commercial District [Board File No. 07-0851]. Ordinance amending sections of the San Francisco Planning Codes by amending Section 121.2 to move Polk Street from a 3,000 square foot use size limit to a 2,000 square foot use size limit and by amending Section 723 to provide that commercial and institutional uses in the Polk Street Neighborhood Commercial District are permitted up to 1,999 square feet and allowed as a conditional use for 2,000 square feet and above; adopting findings, inclusion Section 302 findings, environmental findings and findings of consistency with Section 101.1 and the General Plan.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of September 6, 2007)
(NOTE: Review time has expired and the matter is no longer before the Planning Commission.)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

6. Consideration of Adoption:

- Draft Minutes of Regular Meeting of April 6, 2006.
(Continued from September 6, 2006)

7. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

8. Discuss Commissioner Antonini's request made at the hearings on June 6th and July 26th 2007, for an explanation of why springing conditions have been proposed on market-rate projects in the Eastern Neighborhoods, yet were not imposed upon the recently approved Westbrook Plaza housing project at 255 7th Street.
(Continued from September 6, 2007)

C. DIRECTOR'S REPORT

9. Director's Announcements

10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

11. 2006.0965DD (G. CABREROS: (415) 558-6169)
1552 COLE STREET - at the dead end of Cole Street, south of Carmel Street; Lot 015 in Assessor's Block 2662 - **Request for Discretionary Review** of Building Permit Application No. 2006.02.07.4038, proposing a new third floor, side and rear horizontal additions and facade alterations to the existing two-story, single-family residence in an RH-1(D) (Residential House, Single-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of September 6, 2007)
NOTE: On July 26, 2007, following public testimony, the Commission entertained a motion to not take Discretionary Review and approve by a vote of +2 -3 with Commission S. Lee, Moore and Olague voting against. Motion Failed. Commissioner Sugaya was excused. Commissioner Alexander was absent. The Commission continued the matter to September 6, 2007 to allow the absent Commissioner to participate in the final action.

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

12. 2007.0685C (E. WATTY: (415) 558-6620)
3251 20TH AVENUE - west side of 20th Avenue between Winston and Buckingham Drives; Lot 021 in Assessor's Block 7295 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 218.1, to allow a massage establishment (DBA The Art of Reflexology) within an existing tenant space at Stonestown Galleria, located in a C-2 (Community Business) District and 65-D Height and Bulk District.
Preliminary Recommendation:
Preliminary Recommendation: Approval with Conditions
13. 2007.0633C (E. WATTY: (415) 558-6620)
2323-2329 IRVING STREET - south side of Irving Street between 24th and 25th Avenues; Lot 040 in Assessor's Block 1779 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 711.26 and 790.140, to allow a walk-up facility (ATM) that is not recessed three-feet to be located on the façade of the existing Financial Service establishment (DBA Washington Mutual Bank) within the NC-2 (Neighborhood Commercial, Small-Scale) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

H. REGULAR CALENDAR

14. 2007.0600L (S. MIDDLEBROOK (415) 558-6372)
1601 LARKIN STREET - southwest corner of Larkin and Clay Streets; Lot 006 in Assessor's Block 0620 - **Proposed designation of the existing church building as local San Francisco Landmark**, pursuant to Planning Code Section 1004.1. The subject property is located in an RM-3 (Residential, Mixed-Use, Medium) District and a 65-A Height and Bulk District.
Preliminary Recommendation: Recommend that the Board of Supervisors Designates the Landmark
15. 2006.0107C (S. MIDDLEBROOK (415) 558-6372)
300-314 RANDOLPH STREET - North side of Randolph Street, between Victoria and Ramsell Streets; Assessor's Block 7088, Lots 051 and 056 - **Request for Conditional Use Authorization** (pursuant to Planning Code Sections 710.11 and 121.1) for the demolition of the existing commercial structure on Lot 056 and the construction of three new mixed-use buildings, each with six residential units over ground floor commercial space, for a total of 18 new residential units over commercial space at ground level. The subject property is located within an NC-1 (Neighborhood Commercial, one-story commercial units) District and a 40-X Height and Bulk District within the Ocean View Neighborhood.
Preliminary Recommendation: Approval with conditions
- 16a. 2007.0068DV (B. FU: (415) 558-6613)
20 PERALTA AVENUE, north side, between Holladay Avenue and Hampshire Street; Lot 003D in Assessor's Block 5512, **Requested Discretionary Review** of Building Permit Application No. 2007.01.18.1958 proposing to construct a new third level addition with a fire escape in the rear to an existing single-family dwelling in a RH-2 (Residential, House – Two-Family) District and the Bernal Heights Special Use District with a 40-X Height and Bulk Designation. Variance requests for rear yard and parking are to be considered by the Zoning Administrator.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Proposed.
- 16b. 2007.0068DV (B. FU: (415) 558-6613)
20 PERALTA AVENUE, north side, between Holladay Avenue and Hampshire Street; Lot 003D in Assessor's Block 5512, **Variance request** to be considered by the Zoning Administrator for rear yard and parking, for the project proposing to construct a new third level addition with a fire escape in the rear to an existing single-family dwelling in a RH-2 (Residential, House – Two-Family) District and the Bernal Heights Special Use District with a 40-X Height and Bulk Designation.
17. 2007.0294D (A. STARR: (415) 558-6362)
607 HAIGHT STREET - south side between Pierce and Steiner Streets; Lot 035 in Assessor's Block 0861 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of medical cannabis dispensaries, of Building Permit Application 2007.03.08.5811, proposing to establish a medical cannabis dispensary (dba The Vapor Room). The proposal is to relocate the medical cannabis dispensary from 609A Haight Street where it has been operating without authorization in a residential zoning district. The proposed location is located within an NC-2 (Small Scale, Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

18. 2007.0517T (T. SULLIVAN-LENANE: (415) 558-6257)
OFF-SHELF LIQUOR: GROCERY STORES - Amendments relating to Planning Code Sections 790.55, 249.5, 781.8, 781.9, and 783 [Board File No. 07-0617]. Ordinance introduced by Supervisor Alioto-Pier amending Planning Code Sections 790.55, 249.5, 781.8, 781.9, and 783 to remove grocery stores and other similar uses from prohibitions placed on the establishment of liquor stores in certain districts; and making environmental findings and findings of consistence with the General Plan and priority policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval.
(Continued from Regular Meeting of August 9, 2007)
19. 2007.0515T (A. RODGERS: (415) 558-6396)
FRINGE FINANCIAL: BOARD FILE 070671 - Forwarding a proposed ordinance with a recommendation to the Board of Supervisors amending San Francisco Planning Code Sections 249.5, 781.8, 781.9, 782, and 783 and adding Section 249.35 to the San Francisco Planning Code to create a noncontiguous Fringe Financial Service Restricted Use District prohibiting new fringe financial services, as defined, with certain exceptions; amending San Francisco Planning Code Section 312 to require certain notice in Neighborhood Commercial Districts, amending San Francisco Planning Code Section 227 to add Fringe Financial Service Use to the Commercial District Zoning Control Table; amending San Francisco Planning Code Sections 702.4 and 710 through 730 to add Fringe Financial Service Use to the Neighborhood Commercial District Zoning Control Tables; adding Section 790.111 and 890.113 to the San Francisco Planning Code to define a Fringe Financial Service Use; amending San Francisco Planning Code Sections 790.110, 790.112, 890.110, and 890.112 to require that use applications for Financial Services and Limited Financial Services include a copy of any state-issued license; amending San Francisco Planning Code Sections 803.2, 810, 811, and 812 to add Fringe Financial Service Use to the Chinatown Zoning Control Tables; amending San Francisco Planning Code Sections 814 through 818 to add Fringe Financial Service Use to certain Zoning Control Tables in the South of Market area; amending San Francisco Planning Code Section 827 to add Fringe Financial Service Use to the Rincon Hill Downtown Residential Mixed Use District Zoning Control Table; amending Sections 909, 910, 911, 912, 913, and 914 to add Fringe Financial Service Use to certain Mission Bay Zoning Control Tables; amending Sectional Maps Numbers 1SU, 2SU, 6SU, 7SU, 8SU, and 10SU of Zoning Map of the City and County of San Francisco to indicate the boundaries of the Fringe Financial Service Restricted Use District, and making findings, including environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan, to provide comments to the Planning Department, making environmental findings, and making findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of August 9, 2007)
20. 2007.0101U (J. SWITZKY: (415) 575-6815)
45 LANSING STREET (BLOCK 3749, LOT 059) - Motion to Waive Rincon Hill Community Infrastructure Impact Fees per Section 318.3(f) - The Planning Commission approved a project at 45 Lansing Street on March 15, 2007, that includes approximately 227 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupiable square foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project would require a payment of approximately \$3,000,000. The project sponsor has entered into a Waiver Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to secure the formation of a Community Facilities (Mello-Roos) District and to take all necessary steps to support the construction of a portion of the public

improvements, equal to the value owed by the sponsor, and described in Planning Code Section 318.6 and in the Rincon Hill Plan.

Preliminary Recommendation: Approval

(Although previously on calendar September 6, 2007 and continued to October 11, 2007, this item has been re-advertised to be heard and considered on September 30, 2007)

5:00 p.m.

21. 2005.0159E (D. SOKOLOVE: (415) 575-9046)
WATER SYSTEM IMPROVEMENT PROGRAM - Hearing to Receive Public Comment on Draft Environmental Impact Report. The San Francisco Public Utilities Commission (SFPUC) is sponsoring a proposed program, which consists of a series of facility improvement projects and a water supply strategy that, together, implement the SFPUC's service goals and system performance objectives for the regional water system in the areas of water quality, seismic reliability, delivery reliability, and water supply through the year 2030. The proposed program runs through several California counties, including Tuolumne, San Joaquin, Stanislaus, Alameda, Santa Clara, San Mateo and San Francisco counties. Additional hearings will be held throughout the proposed program area.
Preliminary Recommendation: No Action Required. Public hearing to receive comments only.
Note: Written comments will be received at the Planning Department until 5:00 p.m. on October 1, 2007.

7:00 p.m.

22. (S. DENNIS (415) 558-6413/ S. SHOTLAND (415) 558-6308)
THE VISITACION VALLEY REDEVELOPMENT PLAN (The Plan) - Informational presentation on the Plan. The Planning Department has been working with the San Francisco Redevelopment Agency on a plan for redevelopment and reuse of the Schlage Lock property located in the City's Visitacion Valley neighborhood in the southeast quadrant of San Francisco. The informational presentation will present an overview on the following topics: 1) Project history, Planning Department involvement and the planning process 1999-present; 2) Draft Redevelopment Plan for the Visitacion Valley Redevelopment Project; 3) Draft Development Controls and Design Guidelines report; and 4) Process for adopting the Redevelopment Plan and related actions. Staff will also present a tentative schedule for future Commission hearings and actions. At the informational presentation, staff will recommend a schedule for public hearings at which hearings the Commission will consider a) Certifying the EIR and making CEQA findings; b) initiation and adoption of conforming amendments to the General Plan; c) initiation and adoption of a Planning Code amendment; d) a General Plan Referral on the Redevelopment Plan and Development Controls and Design Guidelines document.
Preliminary Recommendation: No action requested – informational hearing.

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

09-24-07A10:19 REV D

&

09-24-07A21-2-9 CED L

Calendar

Commission Chambers - Room 400

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, September 27, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 24 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0838C (J. IONIN: (415) 558-6309)
1100 OAK STREET (a.k.a. 401 Divisadero Street), northwest corner of Oak and Divisadero Streets, Assessor's Block 1215, Lot 016 – Request for Conditional Use authorization under Planning Code Section 703.3 to establish a new formula retail store (d.b.a. Batteries Plus) in an NC-2 (Neighborhood Commercial, Small Scale) District, the Divisadero Street Alcohol Restricted Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(NOTE: This item has been continued to October 4, 2007. Because the October 4th hearing will be held outside of City Hall it needs a 15 day notice. As such, the calendar for October 4, 2007 has already been sent out and shows this item as being considered for hearing and possible action. Unless the Commission continues this item beyond October 4, 2007, it is anticipated that the Commission will hold a public hearing on October 4th with the possibility of taking action.)
2. 2006.0997C (C. JAROSLAWSKY: (415) 558-6348)
1864 8th AVENUE - east side of 8th Avenue, between Noriega and Ortega Streets; Assessor's Block 2044, Lot 003A - **Request for Conditional Use Authorization** for residential demolition of an existing single-family dwelling (pursuant to Board of Supervisors) Resolution 122-07) and the construction of a new, two-family dwelling. The rear of the property faces Laguna Honda Boulevard and Reservoir. The subject property is within an RH-2 (Residential House, Two-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to October 18, 2007)
3. 2007.0162D (C. JAROSLAWSKY (415) 558-6348)
2908 ULLOA STREET - between 30th and 31st Avenues; Lot 041 (formerly lot 017) in Assessor's Block 2395 – **Request for Discretionary Review** of Building Permit Application No. 2006.07.20.7180, to construct a new, two-story over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with recommendations.
(Proposed for Continuance to October 18, 2007)
4. 2007.0461C (A. HOLLISTER: (415) 575-9078)
448 BROADWAY STREET, north side between Montgomery and Kearny Streets, Lot 011 in Assessor's Block 0144 – **Request for conditional use authorization** to operate a business under this application between the hours of 2 AM and 6 AM. Specifically, the project proposal is to extend the hours of operation of the subject business (dba "Broadway Express") to 3:00 AM. No construction is proposed under this application.

This site is within the Broadway Neighborhood Commercial District, and a 65-A-1 Height and Bulk District.

Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to October 18, 2007)

5. 2004.1245E (N. TURRELL: (415) 575-9047)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - Assessor's Block 0287, Lots 013, 014 - **Appeal of a Preliminary Mitigated Negative Declaration.** The 10,500 square-foot project site is located at 300 Grant Avenue (aka 272-290 Sutter Street) on the northeast corner of Grant Avenue and Sutter Street in the Financial District neighborhood. The proposed project would involve the demolition of two buildings containing approximately 35,600-square feet of retail space and construction of an approximately 114,354 gross square foot, 12-story, 130-foot tall building containing up to 56 residential units, 15,000 square feet of retail space, and 34 to 40 off-street parking spaces. The retail entrance to the proposed project would be at the corner of Grant Avenue and Sutter Street, while the residential lobby entrance would be at the corner of Grant Avenue and Harlan Place. Access to the parking garage would be from Harlan Place off Grant Avenue. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the General Plan.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of September 6, 2007)
NOTE: On July 12, 2007, following public testimony, the Commission entertained a motion to uphold the Preliminary Mitigated Negative Declaration (PMND) by a vote of +2 -4, the motion failed. Commissioner S. Lee was excused. The Commission continued the matter to September 6, 2007 by a vote +5 -1, (Proposed for Continuance to October 25, 2007)
- 6a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage, requiring the authorization of exceptions to Code standards for height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 6, 2007)
(Proposed for Continuance to October 25, 2007)
- 6b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance of Planning Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.**
(Continued from Regular Meeting of September 6, 2007)
(Proposed for Continuance to October 25, 2007)

7. 2006.1354D (S. VELLVE: (415) 558-6263)
1166 HAIGHT STREET - north side between Baker and Lyon Streets, Lot 014 in Assessor's Block 1235 - **Request for Discretionary Review** of Building Permit Application No. 2005.10.19.5970 to install a below-grade garage to create approximately eight off-street parking spaces for a building containing twelve units located in an RM-1 (Mixed, Low Density) and 40-X Height/Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of August 2, 2007)
(Proposed for Continuance to November 15, 2007)
- 8a. 2007.0094CEZ (T. TAM: (415) 558-6325)
1401-1417 DIVISADERO STREET, northwest corner of Divisadero and O'Farrell Streets; Assessor's Block 1098, Lot 009 - **Request for Amendment of the Zoning Map** to change the zoning district for the property from NC-2 (Neighborhood Commercial, Small-Scale) to NC-3 (Neighborhood Commercial, Moderate Scale). This legislation (File Number 070546) was introduced by Supervisor Mirkarimi on April 24, 2007. The property is in the NC-2 (Neighborhood Commercial, Small-Scale) District and a 105-E Height and Bulk District.
Preliminary Recommendation: Approval
(Proposed for Indefinite Continuance)
- 8b. 2007.0094CEZ (T. TAM: (415) 558-6325)
1401-1417 DIVISADERO STREET - (including 2201 Geary Street), west side of Divisadero Street, between Geary Boulevard and O'Farrell Street; Assessor's Block 1098, Lots 009 and 038 - **Request for Conditional Use authorization** to allow demolition of an existing three-story, mixed-use building and construction of a new six-story medical clinic and office building, approximately 75,000 square feet in size for Kaiser Permanente. The vacant parcel at 2201 Geary Street (Lot 038) is currently in the NC-3 (Neighborhood, Commercial, Moderate Scale) District and a 105-E Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

9. Consideration of Adoption:
- Draft Minutes of Regular Meeting of November 9, 2006
 - Draft Minutes of 5 p.m. Special Meeting of August 30, 2007
 - Draft Minutes of 10 a.m. Special Meeting of September 6, 2007
 - Draft Minutes of 6 p.m. Special Meeting of September 6, 2007
10. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that

could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

11. Director's Announcements
12. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

13. 2007.0874C (C. TEAGUE: (415) 575-9081)
245 11th STREET - north side, between Kissling and Folsom Streets, Lot 016 in Assessor's Block 3517 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 816.21, 890.50(a) and 303 for a change of use of a 3-story, approximately 17,000 square feet building from general office space to a social service provider (Westside Community Services) within an SLR (Service, Light Industrial, Residential) Zoning District and a 50-X Height and Bulk designation. The proposal is to offer community-based prevention, mental health, substance abuse, AIDS-related, and social services. **No building expansion** or exterior renovations are included.
Preliminary recommendation: Approval with Conditions
(Continued from Regular Meeting of September 6, 2007)

F. REGULAR CALENDAR

14. (S. SANCHEZ: (415) 558-6326)
ACADEMY OF ART UNIVERSITY ENFORCEMENT UPDATE - **Informational presentation on the status of pending enforcement** cases on properties operated by the Academy of Art University, including descriptions of the various enforcement issues and a discussion on the University's efforts to achieve compliance.
15. 2004.0194E (N. TURRELL: (415) 575-9047)
GOLDEN GATE PARK STABLES PROJECT - **Public Hearing on the draft Environmental Impact Report (EIR)**. The San Francisco Recreation and Park Department (SFRPD) is proposing the rehabilitation of the four stables built during the Works Progress Administration (WPA), demolition of the Golden Gate Park (GGP) Grandstand and ancillary structures, construction of three additional stables, and expansion of the existing arena. The existing WPA Stables would be rehabilitated to meet current seismic and building code standards and the stalls would be reconfigured to increase their size. The number of stalls onsite would total 46 after completion of the project. The demolition of the GGP Grandstand would allow for the expansion of the

arena to 130 feet by 122 feet (15,860 sq. ft.) from its current size 8,576 sq. ft. The arena would be covered and lit. Other project components include construction of a retaining wall along the south end of the expanded arena to protect the all-purpose trail running east-west on the southernmost side of the site; construction of a hay barn and feed storage building totaling 1,600 sq. ft; construction of a 200 square foot manure bunker adjacent to the hay barn; use of multiple-use paths to nearby arenas, resurfacing of pathways, road, and parking lot; landscape improvements, and installation of perimeter fencing. The goal of the Proposed Project is to bring the historic activity of horseback riding back to the GGP Stables. The project site is located within the boundaries of Golden Gate Park, Block 1700, Lot 1, south of John F. Kennedy Drive between Spreckels Lake, GGP Stadium, and Lindley Meadow; and east of the GGP Police Stables. The site is located within a P (Public Use) zoning district and OS (Open Space) Height and Bulk District.

Preliminary Recommendation: No Action Required

Note: Written comments will be accepted at the Planning Department's offices until the close of business on October 16, 2007.

16. 2007.0247T (S. EXLINE: (415) 558-6332)
AMENDMENTS TO PLANNING CODE SECTION 315/INCLUSIONARY HOUSING – EXPAND APPLICATION TO PROJECTS OF THREE OR MORE UNITS - Substitute legislation introduced by Supervisor McGoldrick as part of Board File No. 070212 that would amend portions of the Planning Code to extend the requirements of the inclusionary affordable housing program to three or more units and establishing the percentage of affordable housing required for residential developments of three or four units.

Preliminary Recommendation: Adoption

17. 2007.0688T (T. SULLIVAN-LENANE: (415) 558-6257)
POLK STREET: BOARD FILE 070851 - Ordinance Amending Planning Code Sections 121.2 and 723 as related to the Polk Street Neighborhood Commercial District [Board File No. 07-0851]. Ordinance amending sections of the San Francisco Planning Codes by amending Section 121.2 to move Polk Street from a 3,000 square foot use size limit to a 2,000 square foot use size limit and by amending Section 723 to provide that commercial and institutional uses in the Polk Street Neighborhood Commercial District are permitted up to 1,999 square feet and allowed as a conditional use for 2,000 square feet and above; adopting findings, inclusion Section 302 findings, environmental findings and findings of consistency with Section 101.1 and the General Plan.

Preliminary Recommendation: Approval with Modifications

(Continued from Regular Meeting of September 20, 2007)

18. 2007.0764C (S. YOUNG: (415) 558-6346)
3228 SACRAMENTO STREET - north side between Lyon Street and Presidio Avenue; Lot 011 in Assessor's Block 1007: **Request for Conditional Use Authorization** under Sections 703.4, 303(c), and 303(i) of the Planning Code to establish a Formula Retail Use in the Sacramento Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The proposal is to convert a vacant retail sales establishment (previously occupied by "Urban Chateau") to another retail sales establishment (DBA "Pierre Deux", a French Country style home furniture, décor, and accessories store). The proposed retail store is considered a Formula Retail Use under Section 703.3 of the Planning Code. The proposal will involve tenant improvements to the existing commercial space with new merchandise display areas. There will be no exterior modifications to the storefront or expansion of the existing building envelope.

Preliminary Recommendation: Approval with Conditions

19. 2007.0136C (E. WATTY: (415) 558-6620)
3953 24TH STREET - south side between Sanchez and Noe Streets; Lot 032 in Assessor's Block 6508 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 728.94, 161(j), and 303(e), to modify a previously approved Conditional Use Authorization in order to allow six senior dwelling-units to be converted into five market-rate dwelling-units with no off-street parking. This site is located within the 24th Street - Noe Valley Neighborhood Commercial District 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 9, 2007)
20. 2007.0595D (A. STARR (415) 558-6362)
350 DIVISADERO (aka 352 DIVISADERO STREET) – west side between Oak and Page Streets; Lot 27 in Assessor's Block 1217 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of medical cannabis dispensaries, of Building Permit Application 2007.05.08.0661, to legalize an existing medical cannabis dispensary (dba San Francisco Patient's Cooperative) within an NC-2 (Small Scale, Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and modify the application so that smoking is prohibited on-site.

G. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

*** * * PLEASE NOTE * * ***

*The San Francisco Planning Commission will hold its Regular Meeting of
October 4, 2007*

in the

*Alex L. Pitcher, Jr. Community Room of the Southeast Community Facility
1800 Oakdale Avenue
San Francisco, CA 94124*

*The calendar for this hearing is posted on line at:
<http://www.sfgov.org/planning>*

*You may also pick up a copy of the calendar at the Planning Department,
1650 Mission Street, 4th floor, San Francisco, CA 94103*

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

October 4, 2007

*** PLEASE NOTE THE CHANGED LOCATION ***

Alex L. Pitcher, Jr. Community Room
Southeast Community Facility
1800 Oakdale Avenue
San Francisco, CA 94124

The Southeast Community Facility is at the intersection of Oakdale and Phelps. Oakdale Avenue can be accessed from Third Street and is served by the T-line (3rd Street to Oakdale and walk three blocks east to Phelps); 24 Divisadero & 44 O'Shaunessy (Palou and Phelps, one block south of Oakdale); and 23 Monterey to Oakdale and Phelps - [23 & 44 both connect to BART at the Glen Park Station and the 24 connects with MUNI Metro at Castro]

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 19 2007

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

SAN FRANCISCO
PUBLIC LIBRARY

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

This meeting will not be broadcast

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be

made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0490D (T. WANG: (415) 558-6335)
189 MERCED AVENUE - southeast side between Garcia Avenue and Kensington Way; Lot 010 in Assessor's Block 2924 - **Request for Discretionary Review** of Building Permit Application No. 2007.01.19.2128, proposing to construct a partial third-story to an existing one-story over garage, single-family dwelling in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of September 6, 2007)
(Proposed for continuance to October 18, 2007)
2. 2007.0722D (C. JAROSLAWSKY: (415) 558-6348)
2348 9th AVENUE – south side between San Marcos and Mendosa Streets; Lot 017 in Assessor's Block 2338 – **Staff Initiated Discretionary Review** of Building Permit Application No. 2007.02.09.3797, to legalize the addition of a 19-foot wide by 18-foot deep bedroom, containing a roof deck, and a 19-foot wide by 15-foot deep rear deck with stairs, on a steeply downward sloping lot containing a single-family dwelling, one story over garage. The permit would abate a NOTICE OF VIOLATION on the property for illegal construction. The project does not meet Residential Design Guidelines with regard to mid-block open space. The project site is in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with conditions.
(Proposed for continuance to October 18, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

6. 2007.0511T (T. TAM: (415) 558-6325)
INSTITUTIONAL MASTER PLAN: HEALTH PLANNER: BOARD FILE 070678 - Forwarding a proposed ordinance with a recommendation to the Board of Supervisors amending the Planning Code (Section 304.5) to require a qualified health planner retained by the Department of Public Health to analyze the relationship to citywide health care needs of medical institutions' institutional master plans, revisions, and conditional use applications, to provide comments to the Planning Department, making environmental findings, and making findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval

7. 2007.0838C (J. IONIN: (415) 558-9309)
1100 OAK STREET (a.k.a. 401 DIVISADERO STREET), northwest corner of Oak and Divisadero Streets, Assessor's Block 1215, Lot 016 – **Request for Conditional Use authorization under Planning Code Section 703.3 to establish a new formula retail store (d.b.a. Batteries Plus) in an NC-2 (Neighborhood Commercial, Small Scale) District, the Divisadero Street Alcohol Restricted Use District and a 40-X Height and Bulk District.**
Preliminary Recommendation:
(Originally on the Commission's Regular Meeting calendar of September 27, 2007)
Preliminary Recommendation: Approval with Conditions

8. 2003.0655E (S. MICKELSEN: (415) 575-9039)
NEW CRYSTAL SPRINGS BYPASS TUNNEL - Hearing to Receive Public Comment on Draft Environmental Impact Report - The San Francisco Public Utilities Commission (SFPUC) is sponsoring a proposed project that calls for the construction of a tunnel, about 4,200 feet long with a 96-inch diameter pipeline in the tunnel for conveyance of drinking water to the regional water delivery system in San Mateo County and San Francisco. This project would be located in the SFPUC right-of-way along and near Polhemus and Crystal Springs Roads in San Mateo County. The tunnel would replace an existing pipeline that is subject to geologic hazards from slope instability. Key features of the proposed Project include:

- Excavation of an 4,200-foot long tunnel using a tunnel boring machine or open-face shield roadheader;
- Excavation of shafts (north and south) on either end of the tunnel to depths ranging from about 60 to 200 feet; and
- Disposal of tunnel and shaft excavation spoils on lands adjacent to the south shaft area on SFPUC lands or at an off-site permitted facility.

Preliminary Recommendation: No Action Required. Public hearing to receive comments only.

Note: Written comments will be received at the Planning Department until 5:00 p.m. on October 9, 2007.

(Continued from Regular Meeting of September 6, 2007)

9. 2006.0074TZ (J. BILLOVITS: (415) 558-6390)
BAYVIEW HUNTERS POINT AREA PLAN RELATED TO PLANNING CODE AND MAP AMENDMENTS. The Planning Commission will consider adopting Planning Code and Map Amendments of the City and County of San Francisco according to the provisions of Sections 302 and 306.3 of the Planning Code related to the creation of new Industrial Use Districts in Bayview Hunters Point. The new zoning would encompass the following areas: (1) the area generally bounded by Cesar Chavez Street, Bayshore Boulevard, Jerrold Avenue, Barneveld Avenue, McKinnon Avenue, Tolland Street, Evans Avenue, and Third Street; (2) the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, the Caltrain right-of-way, Evans Avenue, Toland Street, and McKinnon Avenue; (3) the area generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Avenue, Hawes Street, Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, Jennings Street, Van Dyke Avenue, Williams Avenue and Phelps Street. The Planning Commission certified the Bayview Hunters Point Plan Environmental Impact Report, adopted CEQA Finding, and adopted the Bayview Hunters Point Area Plan, an amendment to the General Plan, on March 2, 2006 with Motion Nos. 17200, 17201, and Resolution No. 17202 respectively. These Zoning Text and Map Amendments would implement various objectives from the Bayview Hunters Point Area Plan that seek to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry in the Bayview.

(Continued from Regular Meeting of September 20, 2007)

- 9A) 2006.0074ETZ (J. BILLOVITS: (415) 558-6390)
ADOPTION OF A PLANNING CODE TEXT AMENDMENT - Consideration of a resolution to adopt an amendment to the Planning Code, including adding Sections 121.5, 121.7, 210.7, 210.8, 210.9, 230, and 249.32; and amending Sections 204.3, 204.4, 210, 210.6, and 213. The amendment would establish a PDR-1 (Light Industrial Buffer) District, a PDR-2 (Production, Distribution, and Repair) District, and a South Basin Design and Development Special Use District (South Basin SUD). The Amendments would also amend provisions related to uses, and add provisions related to use size, subdivision of lots, and demolition of industrial related structures. These provisions would, in part, support and encourage a wide range of light industrial activities, restrict residential development, and limit the size of retail and office uses in the new use districts. Provisions related to the South Basin SUD would further encourage and accommodate a mix of arts, product testing and development, telecommunications support, office, business services, and light industrial activities.
Preliminary Recommendation: Approve the resolution amending the Planning Code.
(Continued from Regular Meeting of September 20, 2007)

- 9B) 2006.0074ETZ (J. BILLOVITS: (415) 558-6390)
ADOPTION OF A ZONING MAP AMENDMENT - Consideration of a resolution to adopt an amendment to the Zoning Map. The amendment consists of revisions to Sectional Maps 8, 9, 10, and 10 SU of the Zoning Map of the City and County of San Francisco. This amendment would: 1) reclassify the area generally bounded by Cesar Chavez Street, Barneveld Avenue, McKinnon Avenue, Evans Avenue, and Third Street from M-2 to PDR-2; 2) reclassify the area generally bounded by Loomis Street, the I-280 Freeway, Oakdale Avenue, and the Caltrain right-of-way from M-1 (Light Industrial) to PDR-2 (Production, Distribution, and Repair); 3) reclassify much of the South Basin District, generally bounded by Bayshore Boulevard, Paul Avenue, Egbert Yosemite Slough, the Hunters Point Shipyard, Thomas Avenue, and Williams Avenue, from M-1 to PDR-2; 4) establish a PDR-1 (Light Industrial Buffer) designation over the northern and southern edges of the South Basin District, on the east side of Third Street, roughly along Fitzgerald, Van Dyke, Underwood, and Thomas Avenues – on properties currently zoned M-1; and 5) apply the South Basin SUD (South Basin Design and Development Special

Use District) to the area generally bounded by Paul Avenue, Bayshore Boulevard, Phelps Street, Williams Avenue, and Third Street.

Preliminary Recommendation: Approve the resolution amending the Zoning Map.

(Continued from Regular Meeting of September 20, 2007)

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

ADDENDUM

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

10-01-07001:21 PLWD

DOCUMENTS DEPT.

OCT - 1 2007

SAN FRANCISCO
PUBLIC LIBRARY

October 4, 2007

*** PLEASE NOTE THE CHANGED LOCATION ***

**Alex L. Pitcher, Jr. Community Room
Southeast Community Facility
1800 Oakdale Avenue
San Francisco, CA 94124**

The Southeast Community Facility is at the intersection of Oakdale and Phelps. Oakdale Avenue can be accessed from Third Street and is served by the T-line (3rd Street to Oakdale and walk three blocks east to Phelps); 24 Divisadero & 44 O'Shaunessy (Palou and Phelps, one block south of Oakdale); and 23 Monterey to Oakdale and Phelps - [23 & 44 both connect to BART at the Glen Park Station and the 24 connects with MUNI Metro at Castro]

**1:30 PM
Regular Meeting**

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

This meeting will not be broadcast

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission,

1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

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For more information related to Planning Commission matters, please call Linda Avery, Commission Secretary, at (415) 558-6407.

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONTINUED ITEM

7. 2007.0838C (J. IONIN: (415) 558-6309)
1100 OAK STREET - (a.k.a. 401 Divisadero Street), northwest corner of Oak and Divisadero Streets, Assessor's Block 1215, Lot 016 – Request for Conditional Use authorization under Planning Code Section 703.3 to establish a new formula retail store (d.b.a. Batteries Plus) in an NC-2 (Neighborhood Commercial, Small Scale) District, the Divisadero Street Alcohol Restricted Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
NOTE: THIS ITEM WILL NOT BE HEARD ON OCTOBER 4, 2007 AS IT WAS CONTINUED FROM SEPTEMBER 27, 2007 TO NOVEMBER 1, 2007.

E. REGULAR CALENDAR

ITEMS 6 AND 8 WILL BE HEARD ON THE 1:30 P.M. CALENDAR. IF NECESSARY THE COMMISSION WILL BREAK UNTIL 5:00 P.M.

5:00 P.M.

THIS ITEM WILL BE HEARD AFTER ITEM NO. 8 – NEW CRYSTAL SPRINGS BYPASS TUNNEL AND BEFORE ITEM NO. 9 – BAYVIEW HUNTERS POINT AREA PLAN RELATED TO PLANNING CODE AND MAP AMENDMENTS.

(J. BILLOVITS / M. SNYDER: (415) 558-6390/5756891)
OVERVIEW OF PLANNING-RELATED ACTIVITIES IN THE LARGER BAYVIEW AREA -
Informational presentation by Department and other agency staff summarizing various planning-related activities in and near the Bayview District. This is an informational item only, no action is being requested of the Commission.

Inbox (Two-Line View)

Items 1 to 21 of 21



New

Log Off

Recei

NOTICE OF DELAYED COMMISSION MEETING

Patricia Gerber [Patricia.Gerber@sfgov.org]

To: Erwin Tanjuaquio; Peter Nardoza; Peter.Straus@sfmta.com; Robert Feldman; SF Docs; Michael Freeman; tracy.latray@marcheseco.com; c_olague@yahoo.com; bill.lee@flysfo.com; wordweaver21@aol.com; arthurread@att.net; hslugaya@carey-sf.com; mooreurban@aol.com; City Hall Room 201; Susan Cleveland-Knowles; Marlena Byrne; Kate Stacy; acs@ccsdlaw.com; awconsul@aol.com; ajunius@reubenlaw.com; info@skurman.com; atheoharis@sbcglobal.net; bolaffi@pacbell.net; brownies@acehardware.com; bcn@pacbell.net; pcohen@andnet.com; cameron_falconer@hines.com; charles.mccabe@cbre.com; cdurazo@somcan.org; caddington@reubenlaw.com; david@cincottalaw.net; dep@cpdb.com; david@prowler.org; dsilverman@reubenlaw.com; editor@sfbayview.com; eric@milbeck.com; gadadams39@aol.com; gabriel@gngaia.com; gfc19sf@yahoo.com; hestor@earthlink.net; ghobrien@coblentzlaw.com; j.leibovitz@gmail.com; jeffreyh@hellermanus.com; jim@sfirealtors.com; joshua@coblentzlaw.com; jreuben@reubenlaw.com; jelgerman@reubenlaw.com; john.nulty@yahoo.com; kbeauchamp@planning.ucsf.edu; lgscottpk@aol.com; msadv@pacbell.net; mzeller@patrimarker.com; mei@gngaia.com; mmontesinos@steefel.com; nshan@mindspring.com; sfpdтарavalpermit@sbcglobal.net; pcohen@andnet.org; pcollins@wdgventures.com; psd@cpdb.com; ptc9593@aol.com; psd@cpdb.com; nmia@earthlink.net; rebecca@fordrealestate.com; rlp-sf@pacbell.net; rmmeyersaia@sbcglobal.net; rodmintott@hotmail.com; milletdick@yahoo.com; stein@gcastrategies.com; sveltet@fbm.com; steve@sfbg.com; scaul321@aol.com; tostat@steefel.com; tracy.latray@marcheseco.com; vgonzalez@monahanpacific.com; wkwan@chinatowncdc.org; w.schmalz@forumdesign.com; a2228122@yahoo.com; david@propertyx.com; gaparker@pbsj.com; hwexler@fbm.com; james.dudley@sfgov.org; kccrommie@aol.com; kenc@boma.com; ldavery@sbcglobal.net; liberthson@comcast.net; mfrice@pbsj.com; nancenumber1@aol.com; lbadinier@sbcglobal.net; chris@polarisgrup.com; josh@polarisgrup.com; peter@polarisgrup.com; kevinreed@hotmail.com; pturner@bvhp-pac.org; wwhitaker@bvhp-pac.org; chris@sflaborcounsel.org; lulu0507@yahoo.com; linda.avery@sfgov.org; espanolajackson@sbcglobal.net; faulknerjd8@aol.com; jyodowitz@ecayala@aol.com; cwu@chinatowncdc.org; tim@sfhac.org; suzanne.hudson@lennar.com; c_olague@yahoo.com; bill.lee@flysfo.com; wordweaver21@aol.com; arthurread@att.net; hslugaya@carey-sf.com; mooreurban@aol.com; suelee@chsa.org

Cc:

San Francisco Planning Commission
 Notice of Meeting and Calendar
 Page 2

Thursday, October 4, 2007

NOTICE OF DELAYED
 SAN FRANCISCO PLANNING COMMISSION
 MEETING

October 4, 2007 10:03-07:02:10 REV0

Alex L. Pitcher, Jr. Community Room
 Southeast Community Facility
 1800 Oakdale Avenue
 San Francisco, CA 94124

DOCUMENTS DEPT.

OCT - 3 2007

1:30 3:30 PM
 Regular Meeting

SAN FRANCISCO
PUBLIC LIBRARY

The Planning Commission meeting will commence its hearing at 3:30 PM, due to continued items, to minimize extended recesses and to accommodate the public.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

October 11, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 9 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

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Accessible Meeting Policy

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0594D (A. STARR: (415) 558-6382)
4811 GEARY BOULEVARD - south side between Funston and 12th Avenues; Lot 32F in Assessor's Block 1532 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of medical cannabis dispensaries, of Building Permit Application 2007.03.30.7704, to legalize an existing medical cannabis dispensary (dba The Hemp Center) within an NC-3 (Moderate Scale, Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Proposed for Continuance to October 18, 2007)
2. 2006.1227C (R. CRAWFORD: (415) 558-6358)
5735-5757 MISSION STREET - southeast side between Whittier and Oliver Streets Lots 038, 039, 040 of Assessor's Block 6473 - **Request for Conditional Use Authorization** under Planning Code Sections 711.11 and 711.39 to develop a lot greater than 9,999 square feet in area and to demolish residential units above the ground floor in the NC-2 Small Scale Neighborhood Commercial District and a 40-X Height and Bulk District.
(Proposed for Continuance to October 25, 2007)
3. 2007.0584C (E. WATTY: (415) 558-6620)
2298 MARKET STREET - northeast corner at Noe Street; Lot 015 in Assessor's Block 3560 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303(e), to modify a previously approved Conditional Use Authorization in order to allow the existing large fast-food restaurant (D.B.A. Café Flore) to operate and provide outside food-service 24-hours a day, 7-days a week, and to allow "other entertainment" – including amplified music – until 2 a.m. daily. The Subject Property is within the Upper Market Neighborhood Commercial District and 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to October 25, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

4. Commission Comments/Questions
 - **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).

- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

7. (S. SANCHEZ/A. LIGHT/C. NIKITAS: (415) 558-6326/(415) 558-6306)
ANNUAL LIMIT UPDATE - Informational presentation on the status of four entitled office development projects that have exceeded their statutory eighteen month approval period. The four projects to be discussed are: 350 Bush Street (2000.541B), 500 Pine Street (2000.539B), 801 Market Street (2000.277B) and 3433 3rd Street (2000.1269B).
8. 2007.0682ET (C. NIKITAS: (415) 558-6306)
AMENDMENTS TO PLANNING CODE SECTION 242(E)(1)(A) - Ordinance introduced by Supervisor Ammiano as part of Board File No. 071216 that would amend a portion of the Planning Code to allow electric wind turbines that meet certain requirements to exceed the height limit of the Bernal Heights Special Use District, as permitted in other districts of the City.
Preliminary Recommendation: Approval
9. 2007.0511T (T. TAM: (415) 558-6325)
INSTITUTIONAL MASTER PLAN: HEALTH PLANNER: BOARD FILE 070678 - Forwarding a proposed ordinance with a recommendation to the Board of Supervisors amending the Planning Code (Section 304.5) to require a qualified health planner retained by the Department of Public Health to analyze the relationship to citywide health care needs of medical institutions' institutional master plans, revisions, and conditional use applications, to provide comments to the Planning Department, making environmental findings, and making findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of October 4, 2007)
10. 2005.0159E (D. SOKOLOVE: (415) 575-9046)
INFORMATIONAL PRESENTATION AND HEARING TO RECEIVE PLANNING COMMISSION'S COMMENTS ON DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT. - Water System Improvement Program – The San Francisco Public Utilities Commission (SFPUC) is sponsoring a proposed program, which consists of a series of facility improvement projects and a water supply strategy that, together, implement the SFPUC's service goals and system performance objectives for the regional water system in the areas of water quality, seismic reliability, delivery reliability, and water supply

through the year 2030. The proposed program runs through several California counties, including Tuolumne, San Joaquin, Stanislaus, Alameda, Santa Clara, San Mateo and San Francisco counties. Additional hearings were held throughout the proposed program area, including one on September 20, 2007 before the Planning Commission. The SFPUC and the Planning Department will provide information to the Planning Commission about the Water System Improvement Program and the Draft Program Environmental Impact Report; the Draft Program Environmental Impact Report analyzes the environmental impacts of the Water System Improvement Program.

Preliminary Recommendation: No Action Required. Informational presentation and hearing to receive comments on the Program EIR.

NOTE: THE COMMENT PERIOD FOR THIS DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT HAS BEEN EXTENDED. WRITTEN COMMENTS MAY BE SUBMITTED TO THE PLANNING DEPARTMENT UNTIL 5:00 P.M. ON OCTOBER 15, 2007.

11. (K. McGEE: (415) 558-6367)
BALBOA PARK STATION AREA PLAN INFORMATIONAL PRESENTATION - The Balboa Park Station Area Plan is one of the three pilot projects of the Better Neighborhoods Program. The Plan lays out a two-part vision of providing housing opportunities close to transit, and re-engineering the area's public facilities. The draft Neighborhood Plan was published in 2002. The Draft Environmental Impact Report was released on September 22, 2007. This presentation aims to inform the Planning Commission of the Plan's goals, including a broad overview of its plan elements. The presentation will also serve as an up-date on work to date, and inform the Commission of upcoming events as the Plan moves closer to being before the Planning Commission for adoption.
Preliminary Recommendation: No action requested, informational item.
- 12a. 2007.0242CV (J. MILLER: (415) 558-6344)
875 POST STREET - south side between Leavenworth and Hyde Streets, Lot 014 in Assessor's Block 0303 - **Request for Conditional Use Authorization** to reduce the parking requirement by one off-street parking space pursuant to Planning Code Section 161(h) in connection with the proposed construction of four dwelling units in the ground floor of the existing building. There would be no physical expansion of the existing building. Requests for Variances from the rear yard, open space, and dwelling unit exposure requirements of the Planning Code will be considered by the Zoning Administrator at the same hearing. The site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea no. 2), and an 80-T Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 6, 2007)
- 12b. 2007.0242CV (J. MILLER: (415) 558-6344)
875 POST STREET - south side between Leavenworth and Hyde Streets, Lot 014 in Assessor's Block 0303 - **Request for Variance** of Planning Code standards for rear yard, usable open space and dwelling-unit exposure in connection with the proposed construction of four dwelling units in the ground floor of the existing building. There would be no physical expansion of the existing building. The site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea no. 2), and an 80-T Height and Bulk District.
(Continued from Regular Meeting of September 6, 2007)
13. 2007.0708C (S. YOUNG: (415) 558-6346)

311 - 12TH AVENUE - southwest corner of Clement Street and 12th Avenue; Lot 001 in Assessor's Block 1444: **Request for Conditional Use Authorization** under Sections 716.54 and 303 of the Planning Code to convert a vacant commercial space (previously occupied by a chiropractic office) with approximately 672 square feet of floor area into a massage establishment with accessory acupuncture and personal service uses (d.b.a. Clement Service Center) on the ground floor of an existing residential and commercial building in the Inner Clement Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The proposed massage establishment will provide Thai and Swedish massage services and accessory acupuncture and personal services for facials and other skin and beauty treatments. The proposal will involve tenant improvements to the existing commercial space. There will be no expansion of the existing building envelope.

Preliminary Recommendation: Approval with Conditions.

14. 2006.1148KC (A. HOLLISTER: (415) 558-9078)
1149 JACKSON STREET - south side between Jones and Taylor Streets, Lot 019B in Assessor's Block 0189 - **Request for Conditional Use Authorization** to construct an addition above a height of 40 feet in a residential zoning district. The proposed project is the addition of a partial fifth floor to the existing four-story, six-unit building. The project site is within an RH-3 (Residential, House, Three-Family) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
15. 2007.0579D (M. GLUECKERT: (415) 558-6543)
122 10TH STREET - west side between Mission Street and Howard Street; Lot 059 in Assessor's Block 3510 - **Mandatory Discretionary Review** of Building Permit Application No. 2007.05.18.1730s to maintain operation of an existing Medical Cannabis Dispensary (d.b.a. "San Francisco Medical Cannabis Clinic"). The parcel is located within a C-M (Heavy Commercial) Zoning District and a 130-L Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of September 6, 2007)
16. 2007.0673D (E. WATTY: 415-558-6620)
194 CHURCH STREET - northwest side between 14th Street and Duboce Avenue; Lot 016 in Assessor's Block 3537 - **Mandatory Discretionary Review**, under the Planning Code Sections 721.84 and 790.141 requiring review of Medical Cannabis Dispensaries (MCDs), of Building Permit Application 2007.06.29.5642, to maintain operation of an existing MCD (d.b.a. "San Francisco Medical Cannabis Clinic, Church Street"). The property is located within the Upper Market Neighborhood Commercial District and a 80-B Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve permit as proposed.
17. 2007.0631D (E. WATTY 415-558-6620)
1545 OCEAN AVENUE - south side between Capitol and Miramar Avenues; Lot 011 in Assessor's Block 6936 - **Mandatory Discretionary Review**, under the Planning Code Sections 711.84 and 790.141 requiring review of Medical Cannabis Dispensaries (MCDs), of Building Permit Application 2007.06.20.4494, to maintain operation of an existing MCD (d.b.a. "Nor-Cal Herbal Relief Patients' Cooperative"). The property is located within an NC-2 (Neighborhood Commercial, Small Scale) Zoning District, Ocean Avenue Fast-Food Sub-district, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with conditions.
18. 2007.0628D (K. CONNER: (415) 575-6914)

2200 17TH AVENUE - east side at the southeast corner of the intersection with Rivera Street; Lot 039 in Assessor's Block 2333A - **Request for Discretionary Review** of Building Permit Application No. 2007.01.26.2734, proposing a third-story vertical addition, a two story southern side horizontal addition, and a rear horizontal addition to allow for egress stairs to a single-family dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

19. 2006.1413D (E. OROPEZA: (415) 558-6381)
1845-1851 MARKET STREET - south side between Guerrero and Pearl Streets; Lot 43 in Assessor's Block 3502 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of removal of a legal dwelling unit, for Building Permit Application no. 2006.1019.5508. The merger would reduce the number of legal dwelling units from 3 to 2 within the building fronting on Market Street. The property is located within the NC-3 (Moderate Scale) Neighborhood Commercial District, the Mission Alcoholic Beverage Special Use Subdistrict and an 105 / E Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project proposal.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



NOTICE OF OPEN HOUSE

CASE NO. 2007.1650PARTY!

The San Francisco Planning Commission, Friends of City Planning, and Planning Department will hold an open house on Tuesday, October 30, 2007 from 5:00 until 7:00 PM at the Planning Department offices at 1650 Mission Street, Suite 400. HALLOWEEN COSTUMES ARE WELCOME.

The open house offers an opportunity to visit the Department's new offices at 1650 Mission Street. If you plan on attending, call 415.575.9009 or e-mail rsvp@sfgov.org. Tell us your name and the number in your group. -And of course the case number listed above.

Food and light beverages will be served. The Planning Department is accessible via transit lines on Market Street as well as Mission Street. Come and see the exciting work underway at the Planning Department.

OPEN HOUSE
AT THE PLANNING DEPARTMENT

OCTOBER 30, 2007 5:00-7:00PM
1650 MISSION STREET SUITE 400 SAN FRANCISCO

Persons who are unable to welcome the Planning Department to its new offices may submit written good wishes to **Neil Hart at: Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103**. By the time the proceeding begins, written comments regarding the case will be made part of the public record and will be brought to the attention of Mr. Hart.

RSVP 415.575.9009 { Please include **Case No.2007.1650PARTY** when you RSVP along with your name and the number in your party }

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

October 18, 2007

1:30 PM

Special Meeting

DOCUMENTS DEPT.

OCT 12 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soif@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0514T (S. EXLINE: (415) 558-6332)
AMENDMENTS TO PLANNING CODE SECTION 315/INCLUSIONARY HOUSING: ALTERNATIVE REHABILITATION FOR RENTAL - Ordinance introduced by Supervisor Daly as part of Board File No. 070444 that would amend portions of the Planning code to allow a new alternative to meet the requirements of the Residential Inclusionary Affordable Housing ordinance by allowing payment to a nonprofit to acquire and rehabilitate units for permanent affordable rental housing if the number of units is 25% greater than the amount provided under the existing off-site alternative.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of September 20, 2007)
(Proposed for Continuance to October 25, 2007)
2. 2007.0701C (A. HOLLISTER: (415) 575-9078)
1400 GRANT AVENUE - northeast corner of Grant Avenue and Green Street, Lot 019 in Assessor's Block 0115 - **Request for Conditional Use Authorization** to establish a small self-service restaurant (d.b.a. "Honeydoo" Frozen Yogurt) of approximately 1096 square feet within the existing ground-floor retail space. No physical expansion of the existing building is proposed. This site is within the North Beach Neighborhood Commercial District, and a 40-X Height and Bulk District.
Preliminary Recommendation:
(Proposed for Continuance to October 25, 2007)
3. 2007.0461C (A. HOLLISTER: (415) 575-9078)
448 BROADWAY - north side between Montgomery and Kearny Streets, Lot 011 in Assessor's Block 0144 - **Request for Conditional Use Authorization** to operate a business under this application between the hours of 2 AM and 6 AM. Specifically, the project proposal is to extend the hours of operation of the subject business (dba "Broadway Express") to 3:00 AM. No construction is proposed under this application. This site is within the Broadway Neighborhood Commercial District, and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of September 27, 2007)
(Proposed for Continuance to October 25, 2007)
4. 2005.0842D (A. LIGHT: (415) 558-6254)
1135 -1139 GREEN STREET - south side between Hyde and Leavenworth Streets, in Assessor's Block 0125, Lots 115-117 - **Request for Discretionary Review** on Building Permit Application No. 2005.06.16.5311 for a project proposing to construct a two-story basement structure containing a five-car garage and storage space by excavating behind an existing, high retaining wall supporting three existing row houses in an RH-3 (Residential, House, Three-Family) Zoning District, and a 40-X Height and Bulk District.

This case was the subject of an appeal of the issuance of a Categorical Exemption from environmental review under the provisions of the California Environmental Quality Act (CEQA). The appeal was heard by the Board of Supervisors, who upheld the Categorical Exemption.

Preliminary Recommendation: Do not take discretionary review, and approve project as proposed.

(Proposed for Continuance to November 1, 2007)

5. 2006.0997C (C. JAROSLAWSKY: (415) 558-6348)
1864 8th AVENUE - east side of 8th Avenue, between Noriega and Ortega Streets; Assessor's Block 2044, Lot 003A - **Request for Conditional Use Authorization** for residential demolition of an existing single-family dwelling (pursuant to Board of Supervisors Resolution 122-07) and the construction of a new, two-family dwelling. The rear of the property faces Laguna Honda Boulevard and Reservoir. The subject property is within an RH-2 (Residential House, Two-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 27, 2007)
(Proposed for Continuance to December 6, 2007)
6. 2007.0162D (C. JAROSLAWSKY (415) 558-6348)
2908 ULLOA STREET - between 30th and 31st Avenues; Lot 041 (formerly lot 017) in Assessor's Block 2395 - **Request for Discretionary Review** of Building Permit Application No. 2006.07.20.7180, to construct a new, two-story-over-garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with recommendations.
(Continued from Regular Meeting of September 27, 2007)
(Proposed for Continuance to December 6, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

10. 2007.0720G (D. DIBARTOLO: (415) 558-6291)
545-547 MISSION STREET - south side between First and Second Streets, Assessor's Block 3721, Lot 082 - **Request to change Article 11 designation from Category V (Unrated) to a Category III (Contributory)**. The subject building is a five-story, heavy-timber and steel framed, commercial/light industrial loft building with Renaissance Revival-style details constructed in 1906. The building is within a C-3-0 (Downtown Office) District and a 550-S Height and Bulk District.
Preliminary Recommendation: Adopt the resolution to approve the designation change
11. 2007.0872C (E. WATTY: (415) 558-6620)
2150 IRVING STREET - north side between 22nd and 23rd Avenues; Lot 024 in Assessor's Block 1728 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 711.44, 781.2, and 790.91, to allow a small self-service restaurant within the NC-2 (Neighborhood Commercial, Small-Scale) District, Irving Street Restaurant and Fast-Food Subdistrict, and 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 12a. 2006.0129D (M. SMITH: (415) 558-6322)
4322 25th STREET - north side between Diamond and Douglass Streets, Lot 011 in Assessor's Block 6540, **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2006.09.19.2710, proposing to demolish a one-story, single-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition
- 12b. 2007.0043D (M. SMITH: (415) 558-6322)
4322 25th STREET - north side between Diamond and Douglass Streets, Lot 011 in Assessor's Block 6540, **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of a new residential building in association with residential demolition, of Building Permit Application No. 2006.09.19.2715, proposing to construct a two-story over garage, single-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed

F. REGULAR CALENDAR

13. 2006.1454C (G. CABREROS: (415) 558-6169)
440 - 35TH AVENUE - east side between Geary Boulevard and Clement Street; Lot 034 in Assessor's Block 1466 - **Request for Conditional Use Authorization** to allow demolition of a single-family house and the construction of a new two-family building, pursuant to the Board of Supervisors' interim zoning controls requiring conditional use authorization for the demolition of a residential structure. The site is located within the RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

14. 2007.0722D (C. JAROSLAWSKY (415) 558-6348)
2348 9th AVNEUE - south side between San Marcos and Mendosa Streets; Lot 017 in Assessor's Block 2338 - **Staff Initiated Discretionary Review** of Building Permit Application No. 2007.02.09.3797, to legalize construction done without proper permits on a lot containing a single-family dwelling. The permit would abate a NOTICE OF VIOLATION on the property for illegal construction. The project does not meet Residential Design Guidelines with regard to mid-block open space. The project site is in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve with conditions. (Continued from Regular Meeting of October 4, 2007)
15. 2007.0490D (T. WANG: (415) 558-6335)
189 MERCED AVENUE - southeast side between Garcia Avenue and Kensington Way; Lot 010 in Assessor's Block 2924 - **Request for Discretionary Review** of Building Permit Application No. 2007.01.19.2128, proposing to construct a partial third-story to an existing one-story over garage, single-family dwelling in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted. (Continued from Regular Meeting of October 4, 2007)
16. 2007.0594D (A. STARR: (415) 558-6382)
4811 GEARY BOULEVARD - south side between Funston and 12th Avenues; Lot 32F in Assessor's Block 1532 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of medical cannabis dispensaries, of Building Permit Application 2007.03.30.7704, to legalize an existing medical cannabis dispensary (dba The Hemp Center) within an NC-3 (Moderate Scale, Neighborhood Commercial) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed. (Continued from Regular Meeting of October 11, 2007)
17. 2007.0910D (S. VELLVE: (415) 558-6263)
3439 SACRAMENTO STREET - south side between Laurel and Walnut Streets, Lot 070 in Assessor's Block 1020 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2007.04.10.8413 proposing to merge nine dwelling units into eight dwelling units in a four-story mixed use building located in the Sacramento Street Neighborhood Commercial District, and 40-X Height/Bulk District. Preliminary Recommendation: Pending.
18. 2007.0055D (S. VELLVE: (415) 558-6263)
2424 WASHINGTON STREET - north side between Fillmore and Webster Streets, Lot 012 in Assessor's Block 0605 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.10.23.5790 proposing to merge three dwelling units into two dwelling units in a three-story three-unit building located in an RH-2 (House, Two-Family) District, and 40-X Height/Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as modified.
19. 2007.0657D (M. LI: (415) 558-6396)
958 GEARY STREET - north side between Polk and Larkin Streets, Lot 012 in Assessor's Block 0693 - **Mandatory Discretionary Review** of Building Permit

Application No. 2007 0625 5080 to maintain operation of an existing medical cannabis dispensary (dba "The Divinity Tree") of approximately 650 square feet. The property is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District, and an 80-T Height and Bulk District. There will be no physical expansion of the existing building or commercial space.

Preliminary Recommendation: Take discretionary review and approve the project with conditions

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

October 5, 2007

FROM: LAWRENCE B. BADINER, ZONING ADMINISTRATOR

TO: INTERESTED PARTIES

We wish to confirm the request for Discretionary Review of:

Case No. 2005.0842D, for the property at 1135-1139 GREEN STREET, south side between Hyde and Leavenworth Streets, in Assessor's Block 0125, Lots 115-117. Request for Discretionary Review on Building Permit Application No. 2005.06.16.5311 for a project proposing to construct a two-story basement structure containing a five-car garage and storage space by excavating behind an existing, high retaining wall supporting three existing row houses in an RH-3 (Residential, House, Three-Family) Zoning District, and a 40-X Height and Bulk District.

This case was the subject of an appeal of the issuance of a Categorical Exemption from environmental review under the provisions of the California Environmental Quality Act (CEQA). The appeal was heard by the Board of Supervisors, who upheld the Categorical Exemption.

The Planning Commission will hold a public hearing to determine whether to exercise its discretionary powers in this case on Thursday, **October 18, 2007**, beginning at 1:30 p.m. or later (call 558-6422 after Monday, **October 15, 2007** for a more specific time) in City Hall, Room 400, 1 Dr. Carlton B. Goodlett Place.

If you wish to review the permit application and case file, or you require additional information regarding this case, please call **Adam Light** of my staff at 558-6254. If leaving a phone message, please refer to the project by the property address.

G:\DR Notice - 1135-1139 Green St.

(0-09-07P02:39) WWW

DOCUMENTS DEPT.

OCT - 9 2007

www.sfplanning.org

SAN FRANCISCO
PUBLIC LIBRARY



SAN FRANCISCO PLANNING DEPARTMENT

Date: October 5, 2007

The attached notice is provided under the Planning Code. It concerns property located at 1135-1139 Green Street. A hearing may occur, a right to request review may expire or a development approval may become final unless appealed by 10/18/2007.

To obtain information about this notice in Spanish, please call (415) 558-5952, or in Chinese, please call (415) 558-5956. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃局的通告。

此通告是與位於 1135-1139 Green Street 的建築計劃有關。如果在 10/18/2007

之前沒有人申請聽證會來檢討這一個建築計劃, 這計劃可會被核准。

如果你需要用華語獲得關於這通告的細節, 請電415-558-5956。

規劃部門將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es referente a la siguiente dirección: 1135-1139 Green Street. Es un requisito del Código de Planeación (Planning Code). La posibilidad de una audiencia puede ocurrir. El derecho para revisar el archivo de este proyecto puede expirar o una decisión puede ser final si usted no presenta un documento de apelación antes de: 10/18/2007.

Para obtener más información en Español acerca de este proyecto, llame al siguiente telefono (415) 558-5952. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas. El servicio en Español es proporcionado por el Departamento de Planeación (Planning Department) de la ciudad de San Francisco. Eso no garantiza ningún derecho adicional o extensión del tiempo requerido por la ley.

1650 Mission
Suite 400
San Francisco
CA 94103

Reception:
415.558.1

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Planning
Information
415.558.1

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 25, 2007

1:30 PM

Special Meeting

DOCUMENTS DEPT.

OCT 19 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sofi@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0701C (A. HOLLISTER: (415) 575-9078)
1400 GRANT AVENUE - northeast corner of Grant Avenue and Green Street, Lot 019 in Assessor's Block 0115 - **Request for Conditional Use Authorization** to establish a small self-service restaurant (d.b.a. "Honeydoo" Frozen Yogurt) of approximately 1096 square feet within the existing ground-floor retail space. No physical expansion of the existing building is proposed. This site is within the North Beach Neighborhood Commercial District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of October 18, 2007)
(Proposed for Continuance to November 1, 2007)
2. 2007.0461C (A. HOLLISTER: (415) 575-9078)
448 BROADWAY - north side between Montgomery and Kearny Streets, Lot 011 in Assessor's Block 0144 - **Request for Conditional Use Authorization** to operate a business under this application between the hours of 2 AM and 6 AM. Specifically, the project proposal is to extend the hours of operation of the subject business (dba "Broadway Express") to 3:00 AM. No construction is proposed under this application. This site is within the Broadway Neighborhood Commercial District, and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 18, 2007)
(Proposed for Continuance to November 1, 2007)
3. 2007.0628D (K. CONNER: (415) 575-6914)
2200 17TH AVENUE - east side at the southeast corner of the intersection with Rivera Street; Lot 039 in Assessor's Block 2333A - **Request for Discretionary Review** of Building Permit Application No. 2007.01.26.2734, proposing a third-story vertical addition, a two story southern side horizontal addition, and a rear horizontal addition to allow for egress stairs to a single-family dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of October 11, 2007)
(Proposed for Continuance to November 8, 2007)
4. 2007.0936T (T. SULLIVAN-LENANE: (415) 558-6257)
AMENDMENTS RELATING TO PLANNING CODE SECTIONS 781.8 [BOARD FILE NO. 07-1217] - Ordinance introduced by Supervisor Ammiano amending Planning Code Section 781.8 to allow relocation of existing Liquor Establishment in the Mission Alcoholic Beverage Special Use Subdistrict to another location within the same Mission Alcoholic Beverage Special Use Subdistrict; and making findings.
Preliminary Recommendation: Approval.
(Proposed for Continuance to November 8, 2007)

5. 2006.1227C (R. CRAWFORD: (415) 558-6358)
5735-5757 MISSION STREET - southeast side between Whittier and Oliver Streets Lots 038, 039, 040 of Assessor's Block 6473 - **Request for Conditional Use Authorization** under Planning Code Sections 711.11 and 711.39 to develop a lot greater than 9,999 square feet in area and to demolish residential units above the ground floor in the NC-2 Small Scale Neighborhood Commercial District and a 40-X Height and Bulk District. The project will demolish the three existing buildings on the property, containing 7 dwelling units, combine the lots into one parcel, and construct a new 4 story tall, mixed use building with 22 dwelling units, ground floor commercial space and underground parking. Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 11, 2007)
(Proposed for Continuance to November 15, 2007)
6. 2005.0490E (J. NAVARRETE: (415) 575-9040)
3500 19TH STREET - northwest corner of Valencia and 19th Streets - **Appeal of Preliminary Mitigated Negative Declaration** for the construction of a 5-story, 50-foot-tall building totaling approximately 29,829 square feet, with 17 dwelling units, 17 off-street parking spaces, and about 2,852 square feet of retail space. The project site (Block 3588, Lot 012) is in the Valencia Neighborhood Commercial District and a 50-X Height and Bulk District. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines. The proposed project would require a Conditional Use Authorization. Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for Continuance to November 15, 2007)
7. 2004.1245E (N. TURRELL: (415) 575-9047)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - Assessor's Block 0287, Lots 013, 014 - **Appeal of a Preliminary Mitigated Negative Declaration**. The 10,500 square-foot project site is located at 300 Grant Avenue (aka 272-290 Sutter Street) on the northeast corner of Grant Avenue and Sutter Street in the Financial District neighborhood. The proposed project would involve the demolition of two buildings containing approximately 35,600-square feet of retail space and construction of an approximately 114,354 gross square foot, 12-story, 130-foot tall building containing up to 56 residential units, 15,000 square feet of retail space, and 34 to 40 off-street parking spaces. The retail entrance to the proposed project would be at the corner of Grant Avenue and Sutter Street, while the residential lobby entrance would be at the corner of Grant Avenue and Harlan Place. Access to the parking garage would be from Harlan Place off Grant Avenue. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the General Plan. Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of September 27, 2007)
NOTE: On July 12, 2007, following public testimony, the Commission entertained a motion to uphold the Preliminary Mitigated Negative Declaration (PMND) by a vote of +2 -4, the motion failed. Commissioner S. Lee was excused. The Commission continued the matter to September 6, 2007 by a vote +5 -1,
(Proposed for Continuance to December 6, 2007)
- 8a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level

underground garage, requiring the authorization of exceptions to Code standards for height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 27, 2007)
(Proposed for Continuance to December 6, 2007)

- 8b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance** of Planning Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.
(Continued from Regular Meeting of September 27, 2007)
(Proposed for Continuance to December 6, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

9. Consideration of Adoption:

- Draft Minutes of Regular Meeting of June 8, 2006.

10. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

11. The Commission will meet to discuss whether or not they will schedule a special meeting on Thursday, November 29, 2007.

C. DIRECTOR'S REPORT

12. Director's Announcements

13. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

14. 2007.0683C (E. JACKSON: (415) 558-6363)
2976-2980 24TH STREET - northeast corner of Harrison Street, Lots 039-040 in Assessor's Block 4206 - **Request for Conditional Use (CU) Authorization** under Planning Code Sections 161(j) and 303 to allow a reduction in the off-street parking requirement for dwelling units for the addition of one dwelling unit to an existing mixed-use building within the 24th Mission NCD (Neighborhood Commercial District) Zoning District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Approval with Conditions
15. 2007.0787C (A. PUTRA: (415) 575-9079)
4045 24TH STREET - south side between Noe and Castro Streets; Lot 035 in Assessor's Block 6507 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 728.49 and 728.21, to allow a new financial service (Wells Fargo Bank), which will be moving to a new location on the same block with a non-residential use size greater than 2,500 square-feet within the 24th Street - Noe Valley Neighborhood Commercial District, and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

16. 2007.0514T (S. EXLINE: (415) 558-6332)
AMENDMENTS TO PLANNING CODE SECTION 315/INCLUSIONARY HOUSING; ALTERNATIVE REHABILITATION FOR RENTAL - Ordinance introduced by Supervisor Daly as part of Board File No. 070444 that would amend portions of the Planning code to allow a new alternative to meet the requirements of the **Residential Inclusionary Affordable Housing ordinance** by allowing payment to a nonprofit to acquire and rehabilitate units for permanent affordable rental housing if the number of units is 25% greater than the amount provided under the existing off-site alternative.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of October 18, 2007)
17. 2007.1111T (T. SULLIVAN-LENANE: (415) 558-6257)
AMENDMENTS RELATING TO PLANNING CODE SECTIONS 260(BB) [BOARD FILE NO. 07-1291] - Ordinance introduced by Supervisor Daly **amending Planning Code Sections 260(b) by adding subsection 260(b)(1)(A)(i) to allow mechanical equipment and screening changes** that do not exceed three additional feet in height and do not contain new occupiable floor space in any C-3-G Zoning District; and adopting findings. Preliminary Recommendation: Approval.
18. 2007.1106A (S. MIDDLEBROOK: (415) 558-6372)
236 MONTEREY BOULEVARD - "SUNNYSIDE CONSERVATORY" - North side of Monterey Boulevard, between Baden and Congo Streets, Assessor's Block 6770; Lot 057. The subject property is local San Francisco Landmark Number 78, and is located within an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk

limit. The proposal is a **Request for a Certificate of Appropriateness** for demolition as defined by Article 10 of the Planning Code and to improve access to the site. The project proposes to remove non-original siding and to replace the siding and architectural elements with materials and features that are historically accurate and that match the original. Work also includes providing a new retaining wall and fence along Monterey Boulevard, new gathering areas within the public park space, new service areas, restrooms, and event preparation within the existing storage area, and new ramps and railings in a reconfigured entry area.

Preliminary Recommendation: Approval with Conditions.

19. 2004.1059E (R. COOPER: (415) 575-9027)
BALBOA PARK STATION AREA PLAN - Public Hearing on the Draft Environmental Impact Report (EIR). The Planning Department-proposed Balboa Park Station Area Plan (the proposed project) includes amendments to the San Francisco General Plan and specific Planning Code changes related to zoning districts and height and bulk controls in the Project Area, which includes the area surrounding the Balboa Park Station and along Geneva, Ocean, and San Jose Avenues. The proposed project would introduce a new zoning district—NC-T (Neighborhood Commercial Transit)—into the Project Area, that would potentially increase transit-oriented mixed-use developments. Improvements to the existing streetscape, transportation system/transit facilities, open space, as well as new urban design policies may result from implementation of the Area Plan. The Area Plan also includes specific proposals for mixed-use, transit-oriented development in the Project Area at: (1) the Phelan Loop Site; and (2) the Kragen Auto Parts Site. Implementation of the Area Plan would result in a net increase of about 1,780 new residential units and about 104,680 net new gross square feet of commercial development in the Project Area by the year 2025. A net increase of about 90-200 jobs would be expected in the Project Area by the year 2025 as a result of implementation of the Area Plan.
Preliminary Recommendation: No Action Required
Note: Written comments will be accepted at the Planning Department's offices until the close of business on November 5, 2007.

G. PUBLIC COMMENT

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Adjournment:

CORRECTION

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, October 25, 2007

1:30 PM

Special Regular Meeting

DOCUMENTS DEPT.

OCT 22 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at adstro@sfgov.org.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0701C (A. HOLLISTER: (415) 575-9078)
1400 GRANT AVENUE - northeast corner of Grant Avenue and Green Street, Lot 019 in Assessor's Block 0115 - **Request for Conditional Use Authorization** to establish a small self-service restaurant (d.b.a. "Honeydoo" Frozen Yogurt) of approximately 1096 square feet within the existing ground-floor retail space. No physical expansion of the existing building is proposed. This site is within the North Beach Neighborhood Commercial District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of October 18, 2007)
(Proposed for Continuance to November 1, 2007)
2. 2007.0461C (A. HOLLISTER: (415) 575-9078)
448 BROADWAY - north side between Montgomery and Kearny Streets, Lot 011 in Assessor's Block 0144 - **Request for Conditional Use Authorization** to operate a business under this application between the hours of 2 AM and 6 AM. Specifically, the project proposal is to extend the hours of operation of the subject business (dba "Broadway Express") to 3:00 AM. No construction is proposed under this application. This site is within the Broadway Neighborhood Commercial District, and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 18, 2007)
(Proposed for Continuance to November 1, 2007)
3. 2007.0628D (K. CONNER: (415) 575-6914)
2200 17TH AVENUE - east side at the southeast corner of the intersection with Rivera Street; Lot 039 in Assessor's Block 2333A - **Request for Discretionary Review** of Building Permit Application No. 2007.01.26.2734, proposing a third-story vertical addition, a two story southern side horizontal addition, and a rear horizontal addition to allow for egress stairs to a single-family dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of October 11, 2007)
(Proposed for Continuance to November 8, 2007)
4. 2007.0936T (T. SULLIVAN-LENANE: (415) 558-6257)
AMENDMENTS RELATING TO PLANNING CODE SECTIONS 781.8 [BOARD FILE NO. 07-1217] - Ordinance introduced by Supervisor Ammiano amending Planning Code Section 781.8 to allow relocation of existing Liquor Establishment in the Mission Alcoholic

Beverage Special Use Subdistrict to another location within the same Mission Alcoholic Beverage Special Use Subdistrict; and making findings.

Preliminary Recommendation: Approval.

(Proposed for Continuance to November 8, 2007)

5. 2006.1227C (R. CRAWFORD: (415) 558-6358)
5735-5757 MISSION STREET - southeast side between Whittier and Oliver Streets Lots 038, 039, 040 of Assessor's Block 6473 - **Request for Conditional Use Authorization** under Planning Code Sections 711.11 and 711.39 to develop a lot greater than 9,999 square feet in area and to demolish residential units above the ground floor in the NC-2 Small Scale Neighborhood Commercial District and a 40-X Height and Bulk District. The project will demolish the three existing buildings on the property, containing 7 dwelling units, combine the lots into one parcel, and construct a new 4 story tall, mixed use building with 22 dwelling units, ground floor commercial space and underground parking.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 11, 2007)
(Proposed for Continuance to November 15, 2007)
6. 2005.0490E (J. NAVARRETE: (415) 575-9040)
3500 19TH STREET - northwest corner of Valencia and 19th Streets - **Appeal of Preliminary Mitigated Negative Declaration** for the construction of a 5-story, 50-foot-tall building totaling approximately 29,829 square feet, with 17 dwelling units, 17 off-street parking spaces, and about 2,852 square feet of retail space. The project site (Block 3588, Lot 012) is in the Valencia Neighborhood Commercial District and a 50-X Height and Bulk District. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines. The proposed project would require a Conditional Use Authorization.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for Continuance to November 15, 2007)
7. 2004.1245E (N. TURRELL: (415) 575-9047)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - Assessor's Block 0287, Lots 013, 014 - **Appeal of a Preliminary Mitigated Negative Declaration**. The 10,500 square-foot project site is located at 300 Grant Avenue (aka 272-290 Sutter Street) on the northeast corner of Grant Avenue and Sutter Street in the Financial District neighborhood. The proposed project would involve the demolition of two buildings containing approximately 35,600-square feet of retail space and construction of an approximately 114,354 gross square foot, 12-story, 130-foot tall building containing up to 56 residential units, 15,000 square feet of retail space, and 34 to 40 off-street parking spaces. The retail entrance to the proposed project would be at the corner of Grant Avenue and Sutter Street, while the residential lobby entrance would be at the corner of Grant Avenue and Harlan Place. Access to the parking garage would be from Harlan Place off Grant Avenue. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the General Plan.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of September 27, 2007)
NOTE: On July 12, 2007, following public testimony, the Commission entertained a motion to uphold the Preliminary Mitigated Negative Declaration (PMND) by a vote of +2 -4, the motion failed. Commissioner S. Lee was excused. The Commission continued the matter to September 6, 2007 by a vote +5 -1,
(Proposed for Continuance to December 6, 2007)
- 8a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail)

District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage, requiring the authorization of exceptions to Code standards for height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 27, 2007)
(Proposed for Continuance to December 6, 2007)

- 8b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance** of Planning Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 11-story mixed-use building containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.
(Continued from Regular Meeting of September 27, 2007)
(Proposed for Continuance to December 6, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

9. Consideration of Adoption:
- Draft Minutes of Regular Meeting of June 8, 2006.
10. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.
11. The Commission will meet to discuss whether or not they will schedule a special meeting on Thursday, November 29, 2007.

C. DIRECTOR'S REPORT

12. Director's Announcements
13. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

14. 2007.0683C (E. JACKSON: (415) 558-6363)
2976-2980 24TH STREET - northeast corner of Harrison Street, Lots 039-040 in Assessor's Block 4206 - **Request for Conditional Use (CU) Authorization** under Planning Code Sections 161(j) and 303 to allow a reduction in the off-street parking requirement for dwelling units for the addition of one dwelling unit to an existing mixed-use building within the 24th Mission NCD (Neighborhood Commercial District) Zoning District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Approval with Conditions
15. 2007.0787C (A. PUTRA: (415) 575-9079)
4045 24TH STREET - south side between Noe and Castro Streets; Lot 035 in Assessor's Block 6507 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 728.49 and 728.21, to allow a new financial service (Wells Fargo Bank), which will be moving to a new location on the same block with a non-residential use size greater than 2,500 square-feet within the 24th Street - Noe Valley Neighborhood Commercial District, and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

16. 2007.0514T (S. EXLINE: (415) 558-6332)
AMENDMENTS TO PLANNING CODE SECTION 315/INCLUSIONARY HOUSING: ALTERNATIVE REHABILITATION FOR RENTAL - Ordinance introduced by Supervisor Daly as part of Board File No. 070444 that would amend portions of the Planning code to allow a new alternative to meet the requirements of the Residential Inclusionary Affordable Housing ordinance by allowing payment to a nonprofit to acquire and rehabilitate units for permanent affordable rental housing if the number of units is 25% greater than the amount provided under the existing off-site alternative.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of October 18, 2007)
17. 2007.1111T (T. SULLIVAN-LENANE: (415) 558-6257)
AMENDMENTS RELATING TO PLANNING CODE SECTIONS 260(BB) [BOARD FILE NO. 07-1291] - Ordinance introduced by Supervisor Daly amending Planning Code Sections 260(b) by adding subsection 260(b)(1)(A)(i) to allow mechanical equipment and screening changes that do not exceed three additional feet in height and do not contain new occupiable floor space in any C-3-G Zoning District; and adopting findings. Preliminary Recommendation: Approval.

18. 2007.1106A (S. MIDDLEBROOK: (415) 558-6372)
236 MONTEREY BOULEVARD - "SUNNYSIDE CONSERVATORY" - North side of Monterey Boulevard, between Baden and Congo Streets, Assessor's Block 6770; Lot 057. The subject property is local San Francisco Landmark Number 78, and is located within an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk limit. The proposal is a **Request for a Certificate of Appropriateness** for demolition as defined by Article 10 of the Planning Code and to improve access to the site. The project proposes to remove non-original siding and to replace the siding and architectural elements with materials and features that are historically accurate and that match the original. Work also includes providing a new retaining wall and fence along Monterey Boulevard, new gathering areas within the public park space, new service areas, restrooms, and event preparation within the existing storage area, and new ramps and railings in a reconfigured entry area.
Preliminary Recommendation: Approval with Conditions.
19. 2004.1059E (R. COOPER: (415) 575-9027)
BALBOA PARK STATION AREA PLAN - Public Hearing on the Draft Environmental Impact Report (EIR). The Planning Department-proposed Balboa Park Station Area Plan (the proposed project) includes amendments to the San Francisco General Plan and specific Planning Code changes related to zoning districts and height and bulk controls in the Project Area, which includes the area surrounding the Balboa Park Station and along Geneva, Ocean, and San Jose Avenues. The proposed project would introduce a new zoning district—NC-T (Neighborhood Commercial Transit)—into the Project Area, that would potentially increase transit-oriented mixed-use developments. Improvements to the existing streetscape, transportation system/transit facilities, open space, as well as new urban design policies may result from implementation of the Area Plan. The Area Plan also includes specific proposals for mixed-use, transit-oriented development in the Project Area at: (1) the Phelan Loop Site; and (2) the Kragen Auto Parts Site. Implementation of the Area Plan would result in a net increase of about 1,780 new residential units and about 104,680 net new gross square feet of commercial development in the Project Area by the year 2025. A net increase of about 90-200 jobs would be expected in the Project Area by the year 2025 as a result of implementation of the Area Plan.
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Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 25, 2007
1:30 PM
Regular Meeting

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OCT 22 2007

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COMMUNICATIONS

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

Add 1. 2007.0584C (E. WATTY: (415) 558-6620)
2298 MARKET STREET - northeast corner at Noe Street; Lot 015 in Assessor's Block 3560 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303(e), to modify a previously approved Conditional Use Authorization in order to allow the existing large fast-food restaurant (D.B.A. Café Flore) to operate and provide outside food-service 24-hours a day, 7-days a week, and to allow "other entertainment" – including amplified music – until 2 a.m. daily. The Subject Property is within the Upper Market Neighborhood Commercial District and 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 11, 2007)
(Proposed for Continuance to December 6, 2007)

PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

Add 2a. 2007.0242CV (J. MILLER: (415) 558-6344)
875 POST STREET - south side between Leavenworth and Hyde Streets, Lot 014 in Assessor's Block 0303 - **Request for Conditional Use Authorization** to reduce the parking requirement by one off-street parking space pursuant to Planning Code Section 161(h) in connection with the proposed construction of four dwelling units in the ground floor of the existing building. There would be no physical expansion of the existing building. Requests for Variances from the rear yard, open space, and dwelling unit exposure requirements of the Planning Code will be considered by the Zoning Administrator at the same hearing. The site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea no. 2), and an 80-T Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 11, 2007)
NOTE: On October 11, 2007, following public testimony, the Commission entertained a motion to approve with an encouragement to the Project Sponsor to establish community space by working with Tenderloin Housing. Motion failed by a vote of (+3 -3) S. Lee, Moore and Olague voted against and W. Lee was absent. The item was continued to October 25 to allow the absent commissioner to participate in the final action (+6 -0).

Add 2b. 2007.0242CV (J. MILLER: (415) 558-6344)
875 POST STREET - south side between Leavenworth and Hyde Streets, Lot 014 in Assessor's Block 0303 - **Request for Variance** of Planning Code standards for rear yard, usable open space and dwelling-unit exposure in connection with the proposed

construction of four dwelling units in the ground floor of the existing building. There would be no physical expansion of the existing building. The site is within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea no. 2), and an 80-T Height and Bulk District.
(Continued from Regular Meeting of October 11, 2007)

NOTE: On October 11, 2007, following public testimony, the Zoning Administrator continued the item to October 25, 2007.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 1, 2007

1:30 PM

Special Meeting

DOCUMENTS DEPT.

OCT 29 2007

SAN FRANCISCO
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President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;

Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Or

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1650 MISSION STREET, 4TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0920C (J. IONIN: (415) 558-6309)
3322 FILLMORE STREET - east side between Lombard and Chestnut Streets, Assessor's Block 0492, Lot 014 - **Request for Conditional Use Authorization** under Planning Code Section 703.3 and 703.4 to establish a new formula retail store (d.b.a. Urban Outfitters) in an NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to November 15, 2007)
2. 2006.1227C (R. CRAWFORD: (415) 558-6358)
5735-5757 MISSION STREET - southeast side between Whittier and Oliver Streets Lots 038, 039, 040 of Assessor's Block 6473 - **Request for Conditional Use Authorization** under Planning Code Sections 711.11 and 711.39 to develop a lot greater than 9,999 square feet in area and to demolish residential units above the ground floor in the NC-2 Small Scale Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation:
(Continued from Regular Meeting of October 25, 2007)
(Proposed for Continuance to November 15, 2007)
3. 2007.0461C (A. HOLLISTER: (415) 575-9078)
448 BROADWAY - north side between Montgomery and Kearny Streets, Lot 011 in Assessor's Block 0144 - **Request for Conditional Use Authorization** to operate a business under this application between the hours of 2 AM and 6 AM. Specifically, the project proposal is to extend the hours of operation of the subject business (dba "Broadway Express") to 3:00 AM. No construction is proposed under this application. This site is within the Broadway Neighborhood Commercial District, and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 25, 2007)
(Proposed for Continuance to November 8, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
7. (K. RICH (415) 558-6345)
EASTERN NEIGHBORHOODS PROGRAM - Staff will present to the Commission a brief update on the overall project schedule for the Eastern Neighborhoods Program and discuss options for structuring upcoming hearings at the Commission. No new substantive information on the Eastern Neighborhoods Project other than schedule information will be presented.
Preliminary Recommendation: informational item, possible action

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

8. (A. VARAT: (415) 558-6405)
VAN NESS AVENUE BRT PROJECT (informational only) - The Van Ness Avenue BRT Project is evaluating project alternatives for enhancing bus service and improving urban design on Van Ness Avenue. Staff will give introduction and describe Planning Department role. Guest speaker Rachel Hiatt of the San Francisco County Transportation Authority will present the project.
Preliminary recommendation: Informational only, no action requested.
9. (M. SNYDER: (415) 575-6891)
5800 3RD STREET - **Informational item** on the 5800 Third Street Project. The Commission approved this residential project in the summer of 2005. The project sponsor has been working with the Mayor's office and the Department to revise the project, changing the configuration of the retail component to include a grocery store. The project, as revised, is in general conformity with the project that the Commission originally approved.
Preliminary Recommendation: Informational presentation, no action required.
10. 2005.0842D (A. LIGHT: (415) 558-6254)
1135 -1139 GREEN STREET - south side between Hyde and Leavenworth Streets, in Assessor's Block 0125, Lots 115-117 - **Request for Discretionary Review** on Building Permit Application No. 2005.06.16.5311 for a project proposing to construct a two-story basement structure containing a five-car garage and storage space by excavating behind an existing, high retaining wall supporting three existing row houses in an RH-3 (Residential, House, Three-Family) Zoning District, and a 40-X Height and Bulk District.
This case was the subject of an appeal of the issuance of a Categorical Exemption from environmental review under the provisions of the California Environmental Quality Act (CEQA). The appeal was heard by the Board of Supervisors, who upheld the Categorical Exemption.
Preliminary Recommendation: Do not take discretionary review, and approve project as proposed.
(Continued from Regular Meeting of October 18, 2007)

11. 2007.1111T (T. SULLIVAN-LENANE: (415) 558-6257)
AMENDMENTS RELATING TO PLANNING CODE SECTIONS 260(BB) [BOARD FILE NO. 07-1291] - Ordinance introduced by Supervisor Daly **amending Planning Code Sections 260(b) by adding subsection 260(b)(1)(A)(i) to allow mechanical equipment and screening changes** that do not exceed three additional feet in height and do not contain new occupiable floor space in any C-3-G Zoning District; and adopting findings. Preliminary Recommendation: Approval.
(Continued from Regular Meeting of October 25, 2007)
12. 1996.281E (J. KUGLER: (415) 575-6925)
CENTRAL SUBWAY PROJECT (PHASE 2 - THIRD STREET LIGHT RAIL) - Informational presentation on the Proposed Project. The San Francisco Municipal Transportation Agency (MTA) is proposing construction of the second phase of the Third Street Light Rail project. A supplemental environmental document Draft SEIS/SEIR has been prepared to meet the requirements of both CEQA and NEPA and analyzes updated information from the original EIS/EIR that was certified in 1998. The goal of the proposed project is to provide Muni Metro rail service from 4th and King (current terminus of Phase 1-the T-Third line) to Chinatown in a mostly subway configuration. Three alternatives are evaluated: Alternative 1-No Project/Transportation Systems Management; Alternative 2-Enhanced EIS/EIR Alignment; and Alternative 3 –Fourth/Stockton Alignment. Alternative 1 includes the T-Third Line and associated bus changes. Alternative 2 would use King, Third, Harrison, Kearny, and Geary as well as Fourth and Stockton and have two portals (Third St. for southbound and Fourth St. for northbound rail traffic) with a shallow tunnel crossing under Market Street. There would be four underground stations at Moscone, Market, Union Square, and Chinatown. Alternative 3 would operate exclusively on Fourth and Stockton Streets with a deep underground crossing of Market Street. There would be three underground stations at Moscone, Union Square/Market, and Chinatown. There are two options; Option A would go underground between Townsend and Brannan, while Option B would go underground between Bryant and Harrison (under the I-80 freeway) and have an additional surface station north of Brannan Street. A Public Hearing on the environmental document will be held at the Commission meeting on November 15th 2007. The Public Comment period will close on December 10, 2007.
Preliminary Recommendation: No action requested – informational presentation.
13. 2007.0838C (J. IONIN: (415) 558-6309)
1100 OAK STREET (a.k.a. 401 DIVISADERO STREET), northwest corner of Oak and Divisadero Streets, Assessor's Block 1215, Lot 016 – **Request for Conditional Use authorization** under Planning Code Section 703.3 to establish a new formula retail store (d.b.a. Batteries Plus) in an NC-2 (Neighborhood Commercial, Small Scale) District, the Divisadero Street Alcohol Restricted Use District and a 40-X Height and Bulk District. (Originally on the Commission's Regular Meeting calendar of September 27, 2007)
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 27, 2007)

G. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

- A copy of an email to City Fields Foundation from Alex Kline in regard to the Polo Fields
- A copy of a letter to Scott Reese from Miriam Moss in regard to released time for Union business.
- From Captain James Dudley, Central District Newsletters.
- From Katie Babina in regard to Sterling Park.
- From Lindy Fishbourne in regard to the Buffalo Paddock.
- From Ross Mirkarimi, a response to MarcGeller email in regard to gas powered leaf blowers.
- From Isabel Wade in regard to the status of the golf study.

14. ADJOURNMENT

AMENDMENT

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting

& Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 1, 2007

*** PLEASE NOTE THE TIME CHANGED ***

4:00 PM START TIME

Regular Meeting

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0920C (J. IONIN: (415) 558- 6309)
3322 FILLMORE STREET - east side between Lombard and Chestnut Streets, Assessor's Block 0492, Lot 014 - **Request for Conditional Use Authorization** under Planning Code Section 703.3 and 703.4 to establish a new formula retail store (d.b.a. Urban Outfitters) in an NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to November 15, 2007)
2. 2006.1227C (R. CRAWFORD: (415) 558-6358)
5735-5757 MISSION STREET - southeast side between Whittier and Oliver Streets Lots 038, 039, 040 of Assessor's Block 6473 - **Request for Conditional Use Authorization** under Planning Code Sections 711.11 and 711.39 to develop a lot greater than 9,999 square feet in area and to demolish residential units above the ground floor in the NC-2 Small Scale Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation:
(Continued from Regular Meeting of October 25, 2007)
(Proposed for Continuance to November 15, 2007)
3. 2007.0461C (A. HOLLISTER: (415) 575-9078)
448 BROADWAY - north side between Montgomery and Kearny Streets, Lot 011 in Assessor's Block 0144 - **Request for Conditional Use Authorization** to operate a business under this application between the hours of 2 AM and 6 AM. Specifically, the project proposal is to extend the hours of operation of the subject business (dba "Broadway Express") to 3:00 AM. No construction is proposed under this application. This site is within the Broadway Neighborhood Commercial District, and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 25, 2007)
(Proposed for Continuance to November 8, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
7. (K. RICH (415) 558-6345)
EASTERN NEIGHBORHOODS PROGRAM - Staff will present to the Commission a brief update on the overall project schedule for the Eastern Neighborhoods Program and discuss options for structuring upcoming hearings at the Commission. No new substantive information on the Eastern Neighborhoods Project other than schedule information will be presented.
Preliminary Recommendation: informational item, possible action

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

8. (A. VARAT: (415) 558-6405)
VAN NESS AVENUE BRT PROJECT (informational only) - The Van Ness Avenue BRT Project is evaluating project alternatives for enhancing bus service and improving urban design on Van Ness Avenue. Staff will give introduction and describe Planning Department role. Guest speaker Rachel Hiatt of the San Francisco County Transportation Authority will present the project.
Preliminary recommendation: Informational only, no action requested.
9. (M. SNYDER: (415) 575-6891)
5800 3RD STREET - Informational item on the 5800 Third Street Project. The Commission approved this residential project in the summer of 2005. The project sponsor has been working with the Mayor's office and the Department to revise the project, changing the configuration of the retail component to include a grocery store. The project, as revised, is in general conformity with the project that the Commission originally approved.
Preliminary Recommendation: Informational presentation, no action required.
10. 2005.0842D (A. LIGHT: (415) 558-6254)
1135 -1139 GREEN STREET - south side between Hyde and Leavenworth Streets, in Assessor's Block 0125, Lots 115-117 - **Request for Discretionary Review** on Building Permit Application No. 2005.06.16.5311 for a project proposing to construct a two-story basement structure containing a five-car garage and storage space by excavating behind an existing, high retaining wall supporting three existing row houses in an RH-3 (Residential, House, Three-Family) Zoning District, and a 40-X Height and Bulk District.
This case was the subject of an appeal of the issuance of a Categorical Exemption from environmental review under the provisions of the California Environmental Quality Act (CEQA). The appeal was heard by the Board of Supervisors, who upheld the Categorical Exemption.
Preliminary Recommendation: Do not take discretionary review, and approve project as proposed.
(Continued from Regular Meeting of October 18, 2007)

11. 2007.1111T (T. SULLIVAN-LENANE: (415) 558-6257)
AMENDMENTS RELATING TO PLANNING CODE SECTIONS 260(BB) [BOARD FILE NO. 07-1291] - Ordinance introduced by Supervisor Daly **amending Planning Code Sections 260(b) by adding subsection 260(b)(1)(A)(i) to allow mechanical equipment and screening changes** that do not exceed three additional feet in height and do not contain new occupiable floor space in any C-3-G Zoning District; and adopting findings. Preliminary Recommendation: Approval.
(Continued from Regular Meeting of October 25, 2007)
12. 1996.281E (J. KUGLER: (415) 575-6925)
CENTRAL SUBWAY PROJECT (PHASE 2 - THIRD STREET LIGHT RAIL) - Informational presentation on the Proposed Project. The San Francisco Municipal Transportation Agency (MTA) is proposing construction of the second phase of the Third Street Light Rail project. A supplemental environmental document Draft SEIS/SEIR has been prepared to meet the requirements of both CEQA and NEPA and analyzes updated information from the original EIS/EIR that was certified in 1998. The goal of the proposed project is to provide Muni Metro rail service from 4th and King (current terminus of Phase 1-the T-Third line) to Chinatown in a mostly subway configuration. Three alternatives are evaluated: Alternative 1-No Project/Transportation Systems Management; Alternative 2-Enhanced EIS/EIR Alignment; and Alternative 3 -Fourth/Stockton Alignment. Alternative 1 includes the T-Third Line and associated bus changes. Alternative 2 would use King, Third, Harrison, Kearny, and Geary as well as Fourth and Stockton and have two portals (Third St. for southbound and Fourth St. for northbound rail traffic) with a shallow tunnel crossing under Market Street. There would be four underground stations at Moscone, Market, Union Square, and Chinatown. Alternative 3 would operate exclusively on Fourth and Stockton Streets with a deep underground crossing of Market Street. There would be three underground stations at Moscone, Union Square/Market, and Chinatown. There are two options; Option A would go underground between Townsend and Brannan, while Option B would go underground between Bryant and Harrison (under the I-80 freeway) and have an additional surface station north of Brannan Street. A Public Hearing on the environmental document will be held at the Commission meeting on November 15th 2007. The Public Comment period will close on December 10, 2007.
Preliminary Recommendation: No action requested – informational presentation.
13. 2007.0838C (J. IONIN: (415) 558-6309)
1100 OAK STREET (a.k.a. 401 DIVISADERO STREET), northwest corner of Oak and Divisadero Streets, Assessor's Block 1215, Lot 016 – **Request for Conditional Use authorization** under Planning Code Section 703.3 to establish a new formula retail store (d.b.a. Batteries Plus) in an NC-2 (Neighborhood Commercial, Small Scale) District, the Divisadero Street Alcohol Restricted Use District and a 40-X Height and Bulk District. (Originally on the Commission's Regular Meeting calendar of September 27, 2007)
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 27, 2007)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

ADDENDUM

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 1, 2007

*** **PLEASE NOTE THE TIME CHANGED** ***

4:00 PM START TIME
Regular Meeting

DOCUMENTS DEPT.

OCT 30 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
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Or

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And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

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Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 85009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
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Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Katherin Moore, Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

2006.1248KXCV (D. DIBARTOLO: (415) 558-6291)
55 NINTH STREET - east side between Market and Mission Streets; Lot 063 in Assessor's Block 3701 - **Request for a Section 309 Determination of Compliance and Request for Exceptions.** The proposed project is to construct a 17 story, approximately 205 foot tall (including mechanical penthouses) new mixed-use building at the existing vacant lot, containing approximately 260 dwelling units, approximately 3,000 square feet of ground level commercial space, and a garage with a capacity of up to 113 parking spaces (98 residential spaces and 15 commercial spaces). The project requires separation of towers, rear yard, comfort-level wind, parking, and bulk exceptions pursuant to Section 309(a). The project site is located within a C-3-G (Downtown General Commercial) District and a 200-S Height and Bulk District.
Preliminary recommendation: Approval with conditions
(Proposed for Continuance to November 8, 2007)

2006.1248KXCV (D. DIBARTOLO: (415) 558-6291)
55 NINTH STREET - east side between Market and Mission Streets; Lot 063 in Assessor's Block 3701 - **Request for Conditional Use Authorization** to allow additional square footage above the base FAR of 6.0 to 1 for dwelling units that will be affordable for a minimum of 20 years to households whose incomes are within 150 percent of the median income, for the project described in item above.
Preliminary recommendation: Approval with conditions
(Proposed for Continuance to November 8, 2007)

2006.1248KXCV (D. DIBARTOLO: (415) 558-6291)
55 NINTH STREET - east side between Market and Mission Streets; Lot 063 in Assessor's Block 3701 - **Request for usable open space dimension and dwelling unit exposure variances** in connection with the mixed-used project described in item above. The request for variances will be considered by the Zoning Administrator.
(Proposed for Continuance to November 8, 2007)

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 8, 2007
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

NOV 02 2007

SAN FRANCISCO
PUBLIC LIBRARY

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Commission Vice-President: Christina R. Olague
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Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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1. 2007.0971C (M. WOODS: (415) 558-6315)
3571 SACRAMENTO STREET - south side between Locust and Laurel Streets; Lot 023, in Assessor's Block 1019 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 724.52 to establish a foreign language enrichment program for children, in the Sacramento Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert a vacant retail use (formerly a women's clothing store) to a personal service use for a language enrichment program (dba Language at Play) offering classes in French, Mandarin and Spanish to children ranging in age from 1 to 10 years, as well as a retail sales component for its language program products. The proposed project will occupy the ground floor (approximately 2,000 square feet) of a two-story building.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to November 15, 2007)
2. 2007.0461C (A. HOLLISTER: (415) 575-9078)
448 BROADWAY - north side between Montgomery and Kearny Streets, Lot 011 in Assessor's Block 0144 - **Request for Conditional Use Authorization** to operate a business under this application between the hours of 2 AM and 6 AM. Specifically, the project proposal is to extend the hours of operation of the subject business (dba "Broadway Express Pizza Restaurant") to 3:00 AM. No construction is proposed under this application. This site is within the Broadway Neighborhood Commercial District, and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 1, 2007)
(Proposed for Continuance to November 15, 2007)
3. 2006.0847D (K. CONNER: (415) 575-6914)
2071 43RD AVENUE - west side between Quintara Street and Pacheco Street; Lot 018 in Assessor's Block 2163 - **Request for Discretionary Review** of Building Permit Application No. 2006.02.23.5225, proposing construction of a third-story horizontal and vertical addition to a two story dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending.
(Continued from Regular Meeting of September 6, 2007)
(Proposed for Continuance to December 13, 2007)
4. 2004.0548E (J. BATTIS: (415) 575-9022)
1450 15TH STREET Assessor's Block 3549, Lot 064, located at 1450 15th Street, in the Inner Mission neighborhood, between South Van Ness Avenue and Folsom Street on the northwest corner of the intersection of 15th and Shotwell Streets. The proposed project would include the demolition of the existing one-story, 20- to 26-foot-tall, approximately 8,226-square-foot(sf) industrial building, constructed in 1908, and the construction of a

four-story over basement, approximately 43-foot-tall building. The proposed, approximately 32,300 gross-square-foot(gsf) building would include ten residential units on the second through fourth floors over approximately 7,100 sf of Production, Distribution, & Repair (PDR)/Business Service use on the ground and basement levels. The proposed basement level would contain a ten-space residential parking garage (about 5,600 sf) with ingress and egress from Shotwell Street. The proposed project would result in an approximately 24,000 gsf net increase in uses on the project site. The approximately 8,227-sf project site is within a Light Industrial (M-1) use district, in the Mission Alcohol Beverage Special Use District and within a 50-X height and bulk district. The proposed project would require Conditional Use authorization for the construction of residential dwellings in an M-1 zoning district pursuant to Section 215 of the San Francisco *Planning Code* (*Planning Code*); a Variance to provide less than the required number of parking spaces (Section 151); and an allowable exception for corner lots to satisfy rear yard requirements on the second floor pursuant to *Planning Code* Section 134(e)2).

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for continuance to January 17, 2008)

5. 2005.0937D (E. JACKSON: (415) 558-6363)
736 VALENCIA STREET - west side, between 18th and 19th Streets, Lot 005 in Assessor's Block 3588 - **Staff Initiated Discretionary Review** of Building Permit Application number 2006.02.08.4114. The proposal is to construct a new mixed-use building on a lot currently containing a 22-space private surface parking lot. The proposed structure would contain 8 dwelling units with commercial space and 8 off-street parking spaces on the ground floor. The applicant requests that the Planning Commission remove the springing condition requiring community impact fees and BMR units that was previously imposed on the project. The subject property is located within the Valencia NCD (Neighborhood Commercial District) with a 50-X Height and Bulk designation.
Preliminary Recommendation: Take Discretionary Review and remove the springing condition.
(Proposed for Indefinite Continuance)

6. 2007.0936T (T. SULLIVAN-LENANE: (415) 558-6257)
AMENDMENTS RELATING TO PLANNING CODE SECTIONS 781.8 [BOARD FILE NO. 07-1217] - Ordinance introduced by Supervisor Ammiano amending Planning Code Section 781.8 to allow relocation of existing Liquor Establishment in the Mission Alcoholic Beverage Special Use Subdistrict to another location within the same Mission Alcoholic Beverage Special Use Subdistrict; and making findings.
Preliminary Recommendation: Approval.
(Continued from Regular Meeting of October 25, 2007)
SUPERVISOR AMMIANO IS NO LONGER PURSUING THIS LEGISLATION

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

7. Consideration of Adoption:
- Draft Minutes of Regular Meeting of August 30, 2007.
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Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
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C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

10. 2001.0565L (S. MIDDLEBROOK: (415) 558-6372)
451 JERSEY STREET - Noe Valley Branch Library, south side of Jersey Street between Castro and Diamond Streets, on Assessor's Block 6539, Lot 034. The building's form and detailing are primarily Classical Revival in architectural style. The property is zoned P (Public), within an RH-2 (Residential, House, Two-Family) district and a 40-X Height and Bulk District. **Consideration to approve, disapprove, or approve with modifications the landmark designation** of the Noe Valley Branch Library under Article 10 of the Planning Code.
Preliminary Recommendation: Approval
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1400 GRANT AVENUE - northeast corner of Grant Avenue and Green Street, Lot 019 in Assessor's Block 0115 - **Request for Conditional Use Authorization** to establish a small self-service restaurant (d.b.a. "Honeydoo" Frozen Yogurt) of approximately 800 square feet within the existing ground-floor retail space. No physical expansion of the existing building is proposed. This site is within the North Beach Neighborhood Commercial District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of November 1, 2007)
12. 2006.0056C (E. OROPEZA: (415) 558-6381)
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Preliminary Recommendation: Approval with Conditions

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Preliminary Recommendation: Approval with Conditions
- 14a. 2006.1248KXCV (D. DIBARTOLO: (415) 558 -6291)
55 NINTH STREET - east side between Market and Mission Streets; Lot 063 in Assessor's Block 3701 - **Request for a Section 309 Determination of Compliance and Request for Exceptions**. The proposed project is to construct a 17 story, approximately 205 foot tall (including mechanical penthouses) new mixed-use building at the existing vacant lot, containing approximately 260 dwelling units, approximately 3,000 square feet of ground level commercial space, and a garage with a capacity of up to 113 parking spaces (98 residential spaces and 15 commercial spaces). The project requires separation of towers, rear yard, comfort-level wind, parking, and bulk exceptions pursuant to Section 309(a). The project site is located within a C-3-G (Downtown General Commercial) District and a 200-S Height and Bulk District.
Preliminary recommendation: Approval with Conditions
(Continued from Regular Meeting of November 1, 2007)
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55 NINTH STREET - east side between Market and Mission Streets; Lot 063 in Assessor's Block 3701 - **Request for Conditional Use Authorization** to allow additional square footage above the base FAR of 6.0 to 1 for dwelling units that will be affordable for a minimum of 20 years to households whose incomes are within 150 percent of the median income, for the project described in item above.
Preliminary recommendation: Approval with conditions
(Continued from Regular Meeting of November 1, 2007)
- 14c. 2006.1248KXCV (D. DIBARTOLO: (415) 558 -6291)
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(Continued from Regular Meeting of November 1, 2007)
15. 2007.0952C (E. WATTY: (415) 558-6620)
4841 MISSION STREET - east side between Russia and France Avenues; Lot 020 in Assessor's Block 6272 - **Request for a Conditional Use Authorization**, pursuant to Planning Code Sections 703.3, 703.4, and 712.44, to allow a formula retail small self-service restaurant (d.b.a. Subway) to operate within the NC-3 (Neighborhood Commercial, Moderate-Scale) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
16. 2007.1012D (E. WATTY: (415) 558-6620)
3947-3949 26TH STREET - south side between Church and Sanchez Streets, Lot 039 in Assessor's Block 6565 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2007.07.18.7085, which proposes to merge two existing dwelling-units

into one single-family home. The property is located within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the project as proposed

- 17a. 2006.1355DDV (M. GLUECKERT: (415) 558-6543)
130 LEDYARD STREET - southwest side between Mercury Street and Thornton Avenue, Lot 002 in Assessor's Block 5398 - **Request for Discretionary Review** of Building Permit Application No. 2006.08.29.0915, proposing to legalize an existing deck and one-story structure at the rear of a single-family dwelling built without benefit of permit. The property is located in a RH-1 (Residential, House, One-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the proposal as submitted.
- 17b. 2006.1355DDV (M. GLUECKERT: (415) 558-6543)
130 LEDYARD STREET - southwest side between Mercury Street and Thornton Avenue, Lot 002 in Assessor's Block 5398 - **Variance request** to be considered by the Zoning Administrator for rear yard, for the project proposing to legalize an existing deck and one-story structure at the rear of a single-family dwelling built without benefit of permit. The property is located in a RH-1 (Residential, House, One-Family) District, and a 40-X Height and Bulk District.
18. 2007.0696D (A. PUTRA: (415) 575-9079)
390 CAPISTRANO AVENUE - west side between San Juan Avenue and Santa Ysabel Avenue; Lot 013 in Assessor's Block 3150 - **Request for Discretionary Review** of Building Permit Application No. 2007.05.09.0766, proposing construction of a two-story, horizontal rear addition to a two-story dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed by the revised plans.
19. 2007.1108D (D. LINDSAY: (415) 558-6393)
2250 CHESTNUT STREET - northwest corner of Chestnut and Avila Streets, Lot 034 in Assessor's Block 0488A - **Request for Discretionary Review** of Building Permit Application No. 2007.08.09.9290, proposing to expand an existing Small Self-Service Restaurant (dba "The Grove Cafe") into a vacant retail space to the west (formerly occupied by an extension of a retail clothing store dba "Jack's"). The expansion would add approximately 660 square feet and 27 seats to the existing 48-seat restaurant and would also establish the expanded restaurant as a Full Service Restaurant. The project site is within an NC-2 Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

11-15-07 11:53 AM

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

NOV - 5 2007

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 8, 2007

1:30 PM
Regular Meeting

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0971C (M. WOODS: (415) 558-6315)
3571 SACRAMENTO STREET - south side between Locust and Laurel Streets; Lot 023, in Assessor's Block 1019 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 724.52 to establish a foreign language enrichment program for children, in the Sacramento Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert a vacant retail use (formerly a women's clothing store) to a personal service use for a language enrichment program (dba Language at Play) offering classes in French, Mandarin and Spanish to children ranging in age from 1 to 10 years, as well as a retail sales component for its language program products. The proposed project will occupy the ground floor (approximately 2,000 square feet) of a two-story building.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to November 15, 2007)
2. 2007.0461C (A. HOLLISTER: (415) 575-9078)
448 BROADWAY - north side between Montgomery and Kearny Streets, Lot 011 in Assessor's Block 0144 - **Request for Conditional Use Authorization** to operate a business under this application between the hours of 2 AM and 6 AM. Specifically, the project proposal is to extend the hours of operation of the subject business (dba "Broadway Express Pizza Restaurant") to 3:00 AM. No construction is proposed under this application. This site is within the Broadway Neighborhood Commercial District, and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 1, 2007)
(Proposed for Continuance to November 15, 2007)
3. 2006.0847D (K. CONNER: (415) 575-6914)
2071 43RD AVENUE - west side between Quintara Street and Pacheco Street; Lot 018 in Assessor's Block 2163 - **Request for Discretionary Review** of Building Permit Application No. 2006.02.23.5225, proposing construction of a third-story horizontal and vertical addition to a two story dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending.
(Continued from Regular Meeting of September 6, 2007)
(Proposed for Continuance to December 13, 2007)
4. 2004.0548E (J. BATTIS: (415) 575-9022)
1450 15TH STREET Assessor's Block 3549, Lot 064, located at 1450 15th Street, in the Inner Mission neighborhood, between South Van Ness Avenue and Folsom Street on the northwest corner of the intersection of 15th and Shotwell Streets. The proposed project would include the demolition of the existing one-story, 20- to 26-foot-tall, approximately 8,226-square-foot(sf) industrial building, constructed in 1908, and the construction of a

four-story over basement, approximately 43-foot-tall building. The proposed, approximately 32,300 gross-square-foot(gsf) building would include ten residential units on the second through fourth floors over approximately 7,100 sf of Production, Distribution, & Repair (PDR)/Business Service use on the ground and basement levels. The proposed basement level would contain a ten-space residential parking garage (about 5,600 sf) with ingress and egress from Shotwell Street. The proposed project would result in an approximately 24,000 gsf net increase in uses on the project site. The approximately 8,227-sf project site is within a Light Industrial (M-1) use district, in the Mission Alcohol Beverage Special Use District and within a 50-X height and bulk district. The proposed project would require Conditional Use authorization for the construction of residential dwellings in an M-1 zoning district pursuant to Section 215 of the San Francisco Planning Code (*Planning Code*); a Variance to provide less than the required number of parking spaces (Section 151); and an allowable exception for corner lots to satisfy rear yard requirements on the second floor pursuant to *Planning Code* Section 134(e)2).

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for continuance to January 17, 2008)

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(Continued from Regular Meeting of October 25, 2007)
SUPERVISOR AMMIANO IS NO LONGER PURSUING THIS LEGISLATION

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(Continued from Regular Meeting of November 1, 2007)
15. 2007.0952C (E. WATTY: (415) 558-6620)
4841 MISSION STREET - east side between Russia and France Avenues; Lot 020 in Assessor's Block 6272 - **Request for a Conditional Use Authorization**, pursuant to Planning Code Sections 703.3, 703.4, and 712.44, to allow a formula retail small self-service restaurant (d.b.a. Subway) to operate within the NC-3 (Neighborhood Commercial, Moderate-Scale) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
17. 2007.1012D (E. WATTY: (415) 558-6620)
3947-3949 26TH STREET - south side between Church and Sanchez Streets, Lot 039 in Assessor's Block 6565 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2007.07.18.7085, which proposes to merge two existing dwelling-units

into one single-family home. The property is located within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the project as proposed

- 18a. 2006.1355DDV (M. GLUECKERT: (415) 558-6543)
130 LEDYARD STREET - southwest side between Mercury Street and Thornton Avenue, Lot 002 in Assessor's Block 5398 - **Request for Discretionary Review** of Building Permit Application No. 2006.08.29.0915, proposing to legalize an existing deck and one-story structure at the rear of a single-family dwelling built without benefit of permit. The property is located in a RH-1 (Residential, House, One-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the proposal as submitted.
- 18b. 2006.1355DDV (M. GLUECKERT: (415) 558-6543)
130 LEDYARD STREET - southwest side between Mercury Street and Thornton Avenue, Lot 002 in Assessor's Block 5398 - **Variance request** to be considered by the Zoning Administrator for rear yard, for the project proposing to legalize an existing deck and one-story structure at the rear of a single-family dwelling built without benefit of permit. The property is located in a RH-1 (Residential, House, One-Family) District, and a 40-X Height and Bulk District.
19. 2007.0696D (A. PUTRA: (415) 575-9079)
390 CAPISTRANO AVENUE - west side between San Juan Avenue and Santa Ysabel Avenue; Lot 013 in Assessor's Block 3150 - **Request for Discretionary Review** of Building Permit Application No. 2007.05.09.0766, proposing construction of a two-story, horizontal rear addition to a two-story dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed by the revised plans.
20. 2007.1108D (D. LINDSAY: (415) 558-6393)
2250 CHESTNUT STREET - northwest corner of Chestnut and Avila Streets, Lot 034 in Assessor's Block 0488A - **Request for Discretionary Review** of Building Permit Application No. 2007.08.09.9290, proposing to expand an existing Small Self-Service Restaurant (dba "The Grove Cafe") into a vacant retail space to the west (formerly occupied by an extension of a retail clothing store dba "Jack's"). The expansion would add approximately 660 square feet and 27 seats to the existing 48-seat restaurant and would also establish the expanded restaurant as a Full Service Restaurant. The project site is within an NC-2 Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 15, 2007

1:30 PM

Regular Meeting

11-15-07 AC 22 RCVD

DOCUMENTS DEPT.

NOV - 9 2007

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAlister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0490E (J. NAVARRETE: (415) 575-9040)
3500 19th STREET - northwest corner of Valencia and 19th Streets - **Appeal of Preliminary Mitigated Negative Declaration** for the construction of a 5-story, 50-foot-tall building totaling approximately 29,829 square feet, with 17 dwelling units, 17 off-street parking spaces, and about 2,852 square feet of retail space. The project site (Block 3588, Lot 012) is in the Valencia Neighborhood Commercial District and a 50-X Height and Bulk District. The project site is in the Eastern Neighborhoods Plan Area and is subject to the Housing/Mixed Use Guidelines. The proposed project would require a Conditional Use Authorization.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of October 25, 2007)
(Proposed for Continuance to January 10, 2008)
2. 2005.0490C (T. FRYE: (415) 575-6822)
3500 19th STREET - at the northwest corner of 19th and Valencia Streets; Assessor's Block 3588, Lot 012 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 121.1 and 726.11 to construct a five-story, 17-unit mixed-use development on a 10,000 square foot lot. The property is located within the Valencia Neighborhood Commercial District with a 50-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to January 10, 2008)
3. 2006.1227C (R. CRAWFORD: (415) 558-6358)
5735-5757 MISSION STREET - southeast side between Whittier and Oliver Streets Lots 038, 039, 040 of Assessor's Block 6473 - **Request for Conditional Use Authorization** under Planning Code Sections 711.11 and 711.39 to develop a lot greater than 9,999 square feet in area and to demolish residential units above the ground floor in the NC-2 Small Scale Neighborhood Commercial District and a 40-X Height and Bulk District. The project will demolish the three existing buildings on the property, containing 7 dwelling units, combine the lots into one parcel, and construct a new 4 story tall, mixed use building with 22 dwelling units, ground floor commercial space and underground parking.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 1, 2007)
(Proposed for Continuance to January 10, 2008)
4. 2007.0725C (E. OROPEZA: (415) 558-6381)
2200 MISSION STREET (AKA 3417-19 18TH STREET) - southwest corner of Mission and 18th Street; Lot 001 in Assessor's Block 3589 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 303, to revise findings per Planning Commission Motion No. 16264. The 23 unit mixed-use project, currently under construction was approved as rental housing. The amendment would eliminate this requirement, within the NC-3 (moderate Scale) Neighborhood Commercial District, the

Mission Alcoholic Beverage Restricted Use Subdistrict, and a 50-X/65-B Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Proposed for Continuance to January 10, 2008)

5. 2005.0893E (B. BOLLINGER: (415) 575-9024)
1650 BROADWAY - **Appeal of Preliminary Mitigated Negative Declaration**. The proposed project at 1650 Broadway includes the merger of two vacant lots (Assessor's Block 0570, Parcels 10 and 11) and construction of a new eight-story, approximately 80-foot-tall, 85,200 gross square foot (gsf) residential building with 34 units and a two-level subterranean parking garage with 49 independently accessible spaces. The 13,624-square-foot project site is located on the north side of Broadway, between Van Ness Avenue and Franklin Street in the Pacific Heights Neighborhood and is currently being used for private parking. The project site is within a RM-3 (Residential, Mixed, Medium Density) use district and an 80-A height and bulk district. The project would require Conditional Use authorization for the portion of the building height above 40 feet in a residential zoning district, and a variance for rear yard modification.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for continuance to January 17, 2008)
6. 2006.1354D (S. VELLVE: (415) 558-6263)
1166 HAIGHT STREET - north side between Baker and Lyon Streets, Lot 014 in Assessor's Block 1235 - **Request for Discretionary Review** of Building Permit Application No. 2005.10.19.5970 to install a below-grade garage to create approximately eight off-street parking spaces for a building containing twelve units located in an RM-1 (Mixed, Low Density) and 40-X Height/Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of September 27, 2007)
(Proposed for Continuance to February 7, 2008)
7. 2007.1099C (C. TEAGUE: (415) 575-9081)
30 29TH STREET - north side, between Mission Street and Tiffany Avenue, Lot 30 in Assessor's Block 6596 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303, 703.3, 703.4, and 781.5 for a formula retail, small self-service restaurant (Subway) in a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District, a 40-X Height and Bulk District, and the Mission Street Fast-Food Subdistrict.
Preliminary Recommendation: Pending
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

8. Consideration of Adoption:
- Draft Minutes of Regular Meeting of September 20, 2007
 - Draft Minutes of Regular Meeting of September 27, 2007
 - Draft Minutes of Regular Meeting of October 4, 2007
 - Draft Minutes of Regular Meeting of October 11, 2007
 - Draft Minutes of Regular Meeting of October 18, 2007
 - Draft Minutes of Regular Meeting of November 1, 2007

9. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.
-

C. DIRECTOR'S REPORT

10. Director's Announcements

11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

12. 2007.0838C (J. IONIN: (415) 558-6309)
1100 OAK STREET (a.k.a. 401 DIVISADERO STREET) - northwest corner of Oak and Divisadero Streets, Assessor's Block 1215, Lot 016 - **Request for Conditional Use authorization** under Planning Code Section 703.3 to establish a new formula retail store (d.b.a. Batteries Plus) in an NC-2 (Neighborhood Commercial, Small Scale) District, the Divisadero Street Alcohol Restricted Use District and a 40-X Height and Bulk District. (Originally on the Commission's Regular Meeting calendar of September 27, 2007)
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 1, 2007)
Note: On November 1, 2007, following public testimony, the Commission passed a motion of intent to disapprove by a vote of +5 -0. Commissioners Alexander and Moore were absent. Final Language November 15, 2007.

13. 2004.0194E (N. TURRELL: (415) 575-9047)
GOLDEN GATE PARK STABLE RENOVATION PROJECT - Block 1700, Lot 001 - **Certification of Final Environmental Impact Report**. - The San Francisco Recreation and Park Department (SFRPD) is proposing the rehabilitation of the four stables built during the Works Progress Administration (WPA), demolition of the Golden Gate Park (GGP) Grandstand and ancillary structures, construction of three additional stables, and expansion of the existing arena. The existing WPA Stables would be rehabilitated to

meet current seismic and building code standards and the stalls would be reconfigured to increase their size. The number of stalls onsite would total 46 after completion of the project. The demolition of the GGP Grandstand would allow for the expansion of the arena to 130 feet by 122 feet (15,860 sq. ft.) from its current size 8,576 sq. ft. The arena would be covered and lit. Other project components include construction of a retaining wall along the south end of the expanded arena to protect the all-purpose trail running east-west on the southernmost side of the site; construction of a hay barn and feed storage building totaling 1,600 sq. ft; construction of a 200 square foot manure bunker adjacent to the hay barn; use of multiple-use paths to nearby arenas, resurfacing of pathways, road, and parking lot; landscape improvements, and installation of perimeter fencing. The goal of the Proposed Project is to bring the historic activity of horseback riding back to the GGP Stables. The project site is located within the boundaries of Golden Gate Park, Lot 1, south of John F. Kennedy Drive between Spreckels Lake, GGP Stadium, and Lindley Meadow; and east of the GGP Police Stables. The site is located within a P (Public Use) zoning district and OS (Open Space) Height and Bulk District. Preliminary Recommendation: Certify the Final Environmental Impact Report. **Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**

G. REGULAR CALENDAR

14. 1999.0536E (J. RANGE: (415) 575-9018)
CHINATOWN YMCA RENOVATION AND BUILDING ADDITION PROJECT - Public Hearing on the Draft Environmental Impact Report (EIR). The proposed Chinatown YMCA Renovation and Building Addition Project (proposed project) is located at 855 Sacramento Street in the Chinatown neighborhood. The project site is located mid-block on the south side of Sacramento Street on the block bound by Sacramento Street to the north, Grant Avenue to the east, California Street to the south and Stockton Street to the west. The proposed project would include additions to and renovations of the existing YMCA to create a larger, integrated facility containing approximately 48,750 square feet (sf) of expanded recreation, community services and residential uses. The proposed project would include three elements: (1) extensive interior renovation of the existing three-story-over-basement/ground floor, 45-foot-tall, 25,950-sf building; (2) construction of a new three-story, approximately 39-foot 9-inch-tall, 19,350-sf east wing addition; and (3) construction of a new four-story, approximately 32-foot 4-inch-tall, 3,500-sf rear addition to the existing building along Sabin Place. The proposed project would result in a total of 25 residential hotel rooms, a new aquatic center, new wellness center and expanded community center. The Draft EIR was released October 17, 2007. Preliminary Recommendation: No Action Required
Note: Written comments will be accepted at the Planning Department's offices until the close of business on November 30, 2007.

15. 1996.281E (J. KUGLER: (415) 575-6925)
CENTRAL SUBWAY PROJECT- (PHASE 2 - THIRD STREET LIGHT RAIL) - Public Hearing on the Draft Supplemental Environmental Impact Report (EIR) - The San Francisco Municipal Transportation Agency (MTA) is proposing construction of the second phase of the Third Street Light Rail project. A supplemental environmental document (Draft SEIS/SEIR) has been prepared to meet the requirements of both CEQA and NEPA and analyzes updated information from the original EIS/EIR that was certified in 1998. The goal of the proposed project is to provide Muni Metro rail service from 4th and King (current terminus of Phase 1-the T-Third line) to Chinatown in a mostly subway configuration. Three alternatives are evaluated: Alternative 1-No Project/Transportation Systems Management; Alternative 2-Enhanced EIS/EIR Alignment; and Alternative 3 –

Fourth/Stockton Alignment. Alternative 1 includes the T-Third Line and associated bus changes. Alternative 2 would use King, Third, Harrison, Kearny, and Geary as well as Fourth and Stockton and have two portals (Third St. for southbound and Fourth St. for northbound rail traffic) with a shallow tunnel crossing under Market Street. There would be four underground stations at Moscone, Market, Union Square, and Chinatown. Alternative 3 would operate exclusively on Fourth and Stockton Streets with a deep underground crossing of Market Street. There would be three underground stations at Moscone, Union Square/Market, and Chinatown. There are two options; Option A would go underground between Townsend and Brannan, while Option B would go underground between Bryant and Harrison (under the I-80 freeway) and have an additional surface station north of Brannan Street.

Preliminary Recommendation: No Action Required

Note: Written comments will be accepted at the Planning Department's offices until the close of business on December 10, 2007.

- 16a. 2007.1207D (T. WANG: (415) 558-6335)
519 29TH STREET - south side between Castro and Noe Streets; Lot 043 in Assessor's Block 6630 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No.2007.02.26.4920, proposing to demolish a one-story over basement, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit.
- 16b. 2007.1210D (T. WANG: (415) 558-6335)
519 29TH STREET - south side between Castro and Noe Streets; Lot 043 in Assessor's Block 6630 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of the replacement building in association with residential demolition, of Building Permit Application No.2007.02.26.4930, to construct a two-story over garage and basement, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the new building permit.
17. 2007.0905D (A. PUTRA: (415) 575-9079)
1319 32ND AVENUE - west side between Irving Street and Judah Street; Lot 002 in Assessor's Block 1787 - **Request for Discretionary Review** of Building Permit Application No. 2007.05.08.0700, proposing construction of a two-story, horizontal rear addition to a two-story dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed by the revised plans.
18. 2007.0920C (J. IONIN: (415) 558- 6309)
3322 FILLMORE STREET - east side between Lombard and Chestnut Streets, Assessor's Block 0492, Lot 014 - **Request for Conditional Use Authorization** under Planning Code Section 703.3 and 703.4 to establish a new formula retail store (d.b.a. Urban Outfitters) in an NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 1, 2007)
19. 2007.0461C (A. HOLLISTER: (415) 575-9078)
448 BROADWAY - north side between Montgomery and Kearny Streets, Lot 011 in Assessor's Block 0144 - **Request for Conditional Use Authorization** to operate a

business under this application between the hours of 2 AM and 6 AM. Specifically, the project proposal is to extend the hours of operation of the subject business (dba "Broadway Express Pizza Restaurant") to 3:00 AM. No construction is proposed under this application. This site is within the Broadway Neighborhood Commercial District, and a 65-A-1 Height and Bulk District.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 8, 2007)

20. 2007.0971C (M. WOODS: (415) 558-6315)
3571 SACRAMENTO STREET - south side between Locust and Laurel Streets; Lot 023, in Assessor's Block 1019 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 724.52 to establish a foreign language enrichment program for children, in the Sacramento Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert a vacant retail use (formerly a women's clothing store) to a personal service use for a language enrichment program (dba Language at Play) offering classes in French, Mandarin and Spanish to children ranging in age from 1 to 10 years, as well as a retail sales component for its language program products. The proposed project will occupy the ground floor and a small portion of the basement (approximately 2,100 square feet) of a two-story building.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 8, 2007)
- 21 (R. DUDLEY: (415) 575-9068)
JAPANTOWN BETTER NEIGHBORHOOD PLAN - **Informational Presentation** - The Japantown Better Neighborhood Plan is the latest area plan under the Better Neighborhoods Program. The planning effort was kicked off at a community meeting in March 2007. This presentation aims to inform the Planning Commission of the Plan's schedule and goals, as well as the emerging priorities that have surfaced through community feedback. The presentation will also serve as an update on work to date, and inform the Commission of upcoming events as the Plan moves closer to being before the Planning Commission for adoption.
Preliminary Recommendation: No action requested, informational item.

H. PUBLIC COMMENT

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Regular Meetings

Thursdays, November 22 and 29, 2007

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for ***Thursdays, November 22 and 29, 2007***, have been cancelled. The next Regular Meeting of the Planning Commission will be held on, ***Thursday, December 6, 2007***.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER
PRESIDENT DWIGHT ALEXANDER
VICE-PRESIDENT CHRISTINA OLAGUE
COMMISSIONER MICHAEL J. ANTONINI
COMMISSIONER WILLIAM L. LEE
COMMISSIONER KATHRIN MOORE
COMMISSIONER HISASHI SUGAYA

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 6, 2007

10:00 AM

Special Meeting

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President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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San Francisco Lobbyist Ordinance

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Accessible Meeting Policy

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

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COMMUNICATIONS

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10:00 A.M. _____

ROLL CALL:	Commission President:	Dwight S. Alexander
	Commission Vice-President:	Christina R. Olague
	Commissioners:	Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore; Hisashi Sugaya

A. SPECIAL CALENDAR

800 KEARNY STREET - northeast corner of Kearny and Washington Streets, Assessor's Block 195, Lots 9 and 10 - An **informational hearing** and a discussion of the role of the Planning Commission on the new Chinatown Community College Campus to be constructed at the northeast corner of Kearny and Washington Street. The presentation by San Francisco City College will include the project proposed in the Draft Environmental Impact Report and will include classrooms, laboratories, lobby, multipurpose room, library, faculty lounges, student lounge alcove, advise and testing rooms, language labs, computer labs, ancillary administrative offices, registration, storage, building services, and meeting rooms in a 16 story, 244 foot tall building with a large mechanical penthouse so that the building will appear as 17 story building. The project is in a Chinatown Community Business (CCB) District and in a 65-A Height District.

Adjournment:

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 6, 2007**

1:30 PM

Regular Meeting

President: Dwight S. Alexander
Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.1245E (N. TURRELL: (415) 575-9047)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER) - Assessor's Block 0287, Lots 013, 014 - **Appeal of a Preliminary Mitigated Negative Declaration.** The 10,500 square-foot project site is located at 300 Grant Avenue (aka 272-290 Sutter Street) on the northeast corner of Grant Avenue and Sutter Street. The proposed project would involve the demolition of two buildings containing approximately 35,600-square feet of retail space and construction of an approximately 110,000 gross square foot, 11-story mixed-use building (with an additional 16-foot-high mechanical rooftop penthouse) containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the General Plan.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of October 25, 2007)
NOTE: On July 12, 2007, following public testimony, the Commission entertained a motion to uphold the Preliminary Mitigated Negative Declaration (PMND) by a vote of +2 -4, the motion failed. Commissioner S. Lee was excused. The Commission continued the matter to September 6, 2007 by a vote +5 -1, (Proposed for Continuance to January 10, 2008)
- 2a. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for review under Planning Code ("Code") Section 309** of the construction of a new, 11-story mixed-use building (with an additional 16-foot-high mechanical rooftop penthouse) containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage, requiring the authorization of exceptions to Code standards for height above 80 feet, building bulk, rear yard, and off-street parking, as well as the granting of Variances of Code standards for usable open space and dwelling-unit exposure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 25, 2007)
(Proposed for Continuance to January 10, 2008)
- 2b. 2004.1245EKVX (J. MILLER: (415) 558-6344)
300 GRANT AVENUE (AKA 272 AND 290 SUTTER STREET) - northeast corner at Sutter Street, Lots 13 and 14 in Assessor's Block 287, in a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District - **Request for Variance of Planning**

Code standards for usable open space and dwelling-unit exposure in conjunction with the construction of a new, 11-story mixed-use building (with an additional 16-foot-high mechanical rooftop penthouse) containing approximately 43 dwelling units, approximately 15,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces in a two-level underground garage.

(Continued from Regular Meeting of October 25, 2007)

(Proposed for Continuance to January 10, 2008)

3. 2006.1525C (A. STARR: (415) 558-6362)
2829 CALIFORNIA STREET AND 1933-1935 DIVISADERO STREET - southwest corner of California and Divisadero Streets, Lots 028 and 003, in Assessor's Block 1028 - **Request for Conditional Use Authorization** under Planning Code Sections 121.1, 303 and 711.11 to allow a development on a lot greater than 10,000 sq. ft. in an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The project consists of demolishing the existing 2-story building (previously used as an ambulance repair facility) and constructing two, 4-story, mixed-use buildings, one fronting on California Street and one fronting on Divisadero Street. Combined, the two buildings will have a total of 12 residential units, 24 parking spaces (12 for the residential units and 12 for the commercial and office spaces) and 6 bicycle parking spaces (located underground with street access on California Street), and approximately 7,250 square feet of gross commercial and office space at the ground floor.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to January 17, 2008)
4. (S. SANCHEZ: (415) 558-6326)
INDUSTRIAL ZONE - POLICIES AND PROCEDURES - A review of policies and procedures for development proposals in industrial zoning districts as contained in Planning Commission Resolution No. 16202 and consideration of adoption of a resolution establishing additional policies and procedures for development proposals in industrial zoning districts.
(Proposed for Continuance to December 20, 2007)
5. 2007.1113ET (C. NIKITAS: (415) 558-6306)
AMENDMENTS TO PLANNING CODE SECTION 303/PROTECTION OF SOLAR ENERGY Systems - **Ordinance introduced by Supervisor Mirkirimi as part of Board File No. 07-1338**, that would add Section 303(n) to the Planning Code, to require Conditional Use authorization for any structure that would shade a previously registered Solar Energy System.
Preliminary Recommendation:
(Proposed for Continuance to December 20, 2007)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

6. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of November 6, 2007
 - Draft Minutes of Regular Meeting of November 15, 2007
7. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).

- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
10. Design concepts for the 55 Laguna project (S. Vellve: (415) 558-6263)

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

11. 2006.0997C (C. JAROSLAWSKY: (415) 558-6348)
1864 8TH AVENUE - east side of 8th Avenue, between Noriega and Ortega Streets; Assessor's Block 2044, Lot 003A - **Request for Conditional Use Authorization** for residential demolition of an existing single-family dwelling (pursuant to Board of Supervisors) Resolution 122-07) and the construction of a new, two-family dwelling. The rear of the property faces Laguna Honda Boulevard and Reservoir. The subject property is within an RH-2 (Residential, House, Two-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 18, 2007)
12. 2007.0997Q (M. SMITH: (415) 558-6322)
2242-2252 15TH STREET - north side between Castro and Noe Streets, Lots 103 in Assessor's Block 3540 - **Public hearing, under Article 9 of the Subdivision Code, to determine consistency of a proposed six-unit residential Condominium Conversion with the General Plan**, located in a RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
13. 2007.1241C (R. CRAWFORD: (415) 558-6358)
2112 15TH STREET - north side between Sanchez and Noe Streets, Assessor's Block 3541 Lot 010 - **Request for Conditional Use Authorization** under, Planning Code Section 721.49 to change the use from retail sales and services to a financial service (doing business as "Washington Mutual Bank") in the Upper Market Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.

14. 2007.05331 (S. WERTHEIM: (415) 558-6612)
UNIVERSITY OF THE PACIFIC SCHOOL OF DENTISTRY INSTITUTIONAL MASTER PLAN - Public Hearing on the University of the Pacific School of Dentistry Institutional Master Plan (IMP), pursuant to Planning Code Section 304.5. The IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and development plans. The IMP is available for viewing on the Planning Department's website (from www.sfpplanning.org click "Publications & Reports" and then "Institutional Master Plans").
Preliminary Recommendation: No action required. This is an informational item only

F. REGULAR CALENDAR

15. 2007.0584C (E. WATTY: (415) 558-6620)
2298 MARKET STREET - northeast corner at Noe Street; Lot 015 in Assessor's Block 3560 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303(e), to modify a previously approved Conditional Use Authorization in order to allow the existing large fast-food restaurant (D.B.A. Café Flore) to operate and provide outside food-service 24-hours a day, 7-days a week, and to allow "other entertainment" – including amplified music – until 2 a.m. daily. The Subject Property is within the Upper Market Neighborhood Commercial District and 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 25, 2007)
16. 2007.0162D (C. JAROSLAWSKY (415) 558-6348)
2908 ULLOA STREET - between 30th and 31st Avenues; Lot 041 (formerly lot 017) in Assessor's Block 2395 - **Request for Discretionary Review** of Building Permit Application No. 2006.07.20.7180, to construct a new, two-story-over-garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
(Continued from Regular Meeting of October 18, 2007)
17. 2006.1362D (T. WANG: (415) 558-6335)
76 LAIDLEY STREET - southwest side between 30th and Harry Streets; Lot 017 in Assessor's Block 7538 - **Request for Discretionary Review** of Building Permit Application No. 2006.10.10.4591, proposing to construct an independent two-story structure behind and accessory to the existing single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve with modifications
18. 2007.1222D (A. STARR: (415) 558-6362)
848-850 BAY STREET- north side between Larkin and Hyde Streets; Lot 015 in Assessor's Block 0026 - **Staff-Initiated Discretionary Review** of Building Permit Application No. 2007.07.18.7164 proposing to construct a 12' tall, 4.5' wide by 5' deep elevator penthouse on the roof of the subject 4-story, 2-unit building in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation- Take Discretionary Review and modify the project.

6:00 P.M.

19. 2006.07371 (S. WERTHEIM: (415) 558-6612 AND S. SANCHEZ (415) 558-6326) **ACADEMY OF ART UNIVERSITY INSTITUTIONAL MASTER PLAN - Public Hearing on the Academy of Art University Institutional Master Plan (IMP)**, pursuant to Planning Code Section 304.5. The IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and development plans. The IMP is available for viewing on the Planning Department's website (from www.sfplanning.org click "Publications & Reports" and then "Institutional Master Plans"). Preliminary Recommendation: No action required. This is an informational item only

G. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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#14
2/13/07

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

12-10-07 10:07:43 AM

Commission Chambers - Room 400
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Thursday, December 13, 2007
1:30 PM
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DEC 10 2007

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1650 MISSION STREET, 4TH FLOOR RECEPTION

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

1:30 PM _____

ROLL CALL:	Commission President:	Dwight S. Alexander
	Commission Vice-President:	Christina R. Olague
	Commissioners:	Michael J. Antonini; M. Sue Lee; William L. Lee;
		Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0336D (T. FRYE: (415) 575-6822)
252 HOLYOKE STREET - between Felton and Burrows Streets; Assessor's Block 5976, Lot 006 - **Request of Discretionary Review** for residential demolition to remove two 1906 Earthquake Refugee Shacks from the property to allow for their preservation at alternate locations, to demolish the non-historic additions, and to construct a new single-family dwelling. The property is located within an RH-1 (Residential, Single-Family) District with a 40-X Height and Bulk District. The Zoning Administrator will hear a related rear yard variance request for 908 Page Street, Case #2007.1279V Assessor's Block, 1217 Lot 002 to relocate one of the shacks in a required rear yard setback.
Preliminary Recommendation: Do not take Discretionary Review and Approve Project
(Proposed for Continuance to January 10, 2008)

- 2a. 2006.0660BEKX (C. NIKITAS: (415) 558-6344)
100 CALIFORNIA STREET - northwest corner at Davis Street, a through-lot to Sacramento Street, Lot 017 in Assessor's Block 0236 - **Review under Planning Code Section 295** of a proposed addition of approximately 72,900 square feet in six stories to an existing 12-story office building with an additional 1,530 square feet of new ground-floor retail space, requiring exceptions to Planning Code standards for off-street freight loading, building bulk and shadowing of public parks - in a C-3-O (Downtown Office) District and a 350-S Height and Bulk District.
Preliminary Recommendation: Find that the new shadow cast is not adverse.
(Proposed for Continuance to January 17, 2008)

- 2b. 2006.0660BEKX (J. MILLER: (415) 558-6344)
100 CALIFORNIA STREET - northwest corner at Davis Street, a through-lot to Sacramento Street, Lot 017 in Assessor's Block 0236 - **Review under Planning Code Section 309** of a proposed addition of approximately 72,900 square feet in six stories to an existing 12-story office building with an additional 1,530 square feet of new ground-floor retail space, requiring exceptions to Planning Code standards for off-street freight loading, building bulk and shadowing of public parks - in a C-3-O (Downtown Office) District and a 350-S Height and Bulk District.
(Proposed for Continuance to January 17, 2008)

- 2c. 2006.0660BEKX (J. MILLER: (415) 558-6344)
100 CALIFORNIA STREET - northwest corner at Davis Street, a through-lot to Sacramento Street, Lot 017 in Assessor's Block 0236 - **Request for allocation of approximately 72,900 square feet of new office space** pursuant to Planning Code Sections 321 and 322 -- in a C-3-O (Downtown Office) District and a 350-S Height and Bulk District.
(Proposed for Continuance to January 17, 2008)

- 3a. 2007.0448DDDDV (E. WATTY: (415) 558-6620)
456 URBANO DRIVE - west side between Alviso and Moncada Way; Lot 010 in Assessor's Block 6916 - **Request for Discretionary Review** of Building Permit Application No.'s 2006.05.09.1110 proposing to construct a one-story vertical addition, a horizontal front addition, and a two-story horizontal rear addition to the existing single-family detached dwelling, and of Building Permit Application No. 2007.10.18.5822 proposing to legalize a rear addition made to the noncomplying detached garage. The garage expansion is pending approval of Case No. 2007.0448DDDDV requesting a rear yard and noncomplying structure variance. The property is located in an RH-1 (D) (Residential, House, One-Family)(Detached) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
(Proposed for Continuance to December 20, 2007)
- 3b. 2007.0448DDDDV (E. WATTY: (415) 558-6620)
456 URBANO DRIVE - west side between Alviso and Moncada Way; Lot 010 in Assessor's Block 6916 - **Request for a Variance** from Planning Code Sections 134 and 188, to legalize an addition made to the rear of a legal noncomplying detached garage, located in an RH-1(D) (Residential House, One-Family) (Detached) Zoning District and 40-X Height and Bulk District.
Note: To be decided by the Zoning Administrator.
(Proposed for Continuance to December 20, 2007)
4. 2007.0922C (S. YOUNG: (415) 558-6346)
1926 LOMBARD STREET - north side between Webster and Buchanan Streets; Lot 006 in Assessor's Block 0493 - **Request for Conditional Use Authorization** under Sections 186.1(e), 712.45, and 303 of the Planning Code to allow the transfer of ABC License Type 21 from 1600 Lombard Street (previously Goldmine Liquors) to 1926 Lombard Street (d.b.a. Luigi's Delicatessen) in an NC-3 (Moderate-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to add off-sale liquor sales to an existing grocery store (with accessory deli) for the sale of beer, wine, and distilled spirits. The proposal will not involve an expansion of the existing building envelope.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 8, 2007)
(Proposed for Continuance to December 20, 2007)
5. 2007.0916C (C. TEAGUE: (415) 575-9081)
52-54 DORE STREET - southwest side, between Howard and Folsom Streets, Lots 042 and 043 in Assessor's Block 3518 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 816.18, 816.21 and 303 for a change of use of a 2-story, approximately 12,750 square feet building from light manufacturing to a residential care facility and social service provider (Progress Foundation) within an SLR (Service, Light Industrial, Residential) Zoning District and a 50-X Height and Bulk designation. The proposal is to offer a short-term residential care, urgent care, and community placement facility with no exterior expansion of the existing building.
Preliminary Recommendation:
(Proposed for Continuance to January 24, 2008)
6. 2005.1066E: (D. LEWIS: (415) 575-9095)
2800 SLOAT BOULEVARD - north side of Sloat, between 46th and 47th Avenues, Lot 001 in Assessor's Block 2515 - **Appeal of Preliminary Mitigated Negative Declaration** for a project proposing the demolition of three existing commercial buildings and a 34-space parking lot, and the construction of three new mixed-use, five-story, 60-foot-tall buildings

totaling approximately 120,000 gross square feet (gsf). The project would include 56 dwelling units, approximately 23,000 gsf of ground-floor commercial uses, and 93 off-street parking spaces. The three existing commercial buildings on the project site proposed for demolition include a retail shop (Aqua Surf Shop), restaurant/café (John's Ocean Beach Café), and a motel (Robert's Motel). The project site is within the NC-2 (Small-Scale Neighborhood Commercial) zoning district and a 100-A height and bulk district.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for Continuance to February 14, 2008)

7. 2007.1111T (A. RODGERS: (415) 558-6395)
AMENDMENTS REPEALING PLANNING CODE SECTION 825.1 and AMAENDING PLANNING CODE SECTIONS 135, 309.1, 318.3, 809, 825, and 827. Ordinance introduced by Supervisor Daly to apply many of the provisions of the Rincon Hill Downtown Mixed Use Zoning District to all Downtown Residential Districts and to add design requirements to enhance the pedestrian environment, making environmental findings and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval.
(Proposed for Indefinite Continuance)

F. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

PLEASE NOTE: The Planning Commission has temporarily altered the Order of Business for this hearing. COMMISSIONERS QUESTIONS AND MATTERS and DIRECTOR'S REPORT will follow item 13 – EASTERN NEIGHBORHOODS PROGRAM

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

8. 2007.0932D (A. BEN-PAZI: (415) 575-9077)
953 MISSION STREET - south-east side between 6th and Mary Streets, Lot 088 in Assessor's Block 3725 - **Mandatory Discretionary Review** of proposal to maintain operation of an existing medical cannabis dispensary (dba "Alternative Patient Caregivers") of approximately 263 square feet. There is no smoking on the premises. There will be no physical expansion of the existing building or commercial space. The property is within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District.
Preliminary Recommendation: Do not take discretionary review and approve the project as proposed

C. REGULAR CALENDAR

9. 2007.1196D (C. TEAGUE: (415) 575-9081)
248 SAN JOSE AVENUE - west side between 24th Street and 25th Street; Lot 008 in Assessor's Block 6513 - **Mandatory Discretionary Review** of Building Permit Application No. 2007.09.04.1704, proposing to remove an existing studio dwelling unit on the second floor by merging it with the existing one-bedroom dwelling unit on the same floor in a RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District. The project would reduce the total number of dwelling units in the building from five to four. Minor interior work is included, but no exterior renovation or expansion is not included. The proposal requires a **Mandatory Discretionary Review** for the removal of a dwelling unit.
Preliminary Recommendation: Do not take Discretionary Review and Approve Project.
10. 2006.0847D (K. CONNER: (415) 575-6914)
2071 43RD AVENUE - west side between Quintara Street and Pacheco Street; Lot 018 in Assessor's Block 2163 - **Request for Discretionary Review** of Building Permit Application No. 2006.02.23.5225, proposing construction of a third-story horizontal and vertical addition to a two story dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of November 8, 2007)
11. 2007.0929C (M. GLUECKERT (415) 558-6543)
855 HARRISON STREET - south side between 4th Street and 5th Street, Assessor's Block 3761, Lot 002 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 803.6 to allow a new formula retail use (d.b.a. "TJ Maxx") within the Western SOMA Special Use District in a SLI (Service/Light Industrial) Zoning District and a 30-X Height and Bulk District. The proposal will not result in expansion of the existing building envelope.
Preliminary Recommendation: Approval with Conditions
12. 2004.0773EIMTZC (S. VELLVE: (415) 558-6263)
55 LAGUNA STREET (AKA 218 – 220 BUCHANAN STREET) most of the blocks bound by Laguna, Haight, Buchanan and Hermann Streets, Lots 1, 2 and a portion of Lot 3 in Assessor's Block 870 and Lots 1 and 1A in Assessor's Block 857 - **Consideration of a Resolution of Intention to initiate amendments to the Market and Octavia Area Plan element of the General Plan to amend Map 1 – Land Use Districts and Map 3 - Height Districts.** Amendment to the Housing element, Residence element and Land Use Index of the General Plan to amend Map 2 – Generalized Residential Land Use Plan and Map 3- Residential Density Plan. The proposal is to construct seven (7) new buildings and adaptively reuse three (3) existing buildings to create approximately 330 dwelling units, a large institutional residential care facility to accommodate senior residents (operated by "openhouse"), approximately 12,000 square feet of community facility space, no more than 4, 9999 occupied square feet of commercial/retail space, and approximately 300 off-street parking spaces. The project would include construction of an approximately 25,000 square foot publicly-accessible park on the former Waller Street right-of-way and a community garden of approximately 10,000 square feet. The existing University of California Extension site is located in a P (Public) Zoning District and 80-B and 40-X Height and Bulk Districts. Conditional Use authorization is required to locate a community facility in an R (Residential) District pursuant to Planning Code Section 209.4, to develop lots in excess of 10,000 square feet in an NC-3 District pursuant to Planning Code Sections 712.11 and 121.1 and to develop a non-residential use in excess of 5,999 square feet in an NC-3 District pursuant to Planning Code Sections 712.21 and 121.2. Conditional Use authorization is also required pursuant to

Planning Code Section 304 for a Planned Unit Development (PUD) for exceptions to modify the location of the required rear yard, to modify dwelling unit exposure for approximately 8 dwelling units, and to modify compliance with the dimension provisions of Section 135(g)(2) for common open space. The property is located within a P (Public) District and 40-X and 80-B Height and Bulk Districts.

Preliminary Recommendation: Approve a draft Resolution of Intention to initiate amendments to the General Plan.

4:00 P.M.

(K. RICH (415) 558-6345)

13. **EASTERN NEIGHBORHOODS PROGRAM** - The Eastern Neighborhoods Program encompasses the Mission, Central Waterfront, East SoMa and Showplace Square/Potrero Hill. Planning staff, together with City Agency partners, will hold an informal discussion session with the Planning Commission to discuss and answer questions on the Final Public Review Draft Area Plans, due to be released on December 1st. (This session is expected to last several hours and will include opportunities for public comment. A general agenda for the session will be available at easternneighborhoods.sfplanning.org several days before the hearing.) Preliminary Recommendation: No action requested (informational item)

D. COMMISSIONERS' QUESTIONS AND MATTERS

14. Commission Comments/Questions
- **Inquiries/Announcements**. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - **Future Meetings/Agendas**. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

E. DIRECTOR'S REPORT

15. Director's Announcements
16. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
17. (M. SNYDER: (415) 575-6891)
CANDLESTICK/49ers PROJECT - Informational presentation on the integrated development of Candlestick Point and Parcels A-3 and B-E of the Hunters Point Shipyard.

G. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

H. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

- 18a. 2006.1248KXCV (D. DIBARTOLO: (415) 558 -6291)
55 NINTH STREET - east side between Market and Mission Streets; Lot 063 in Assessor's Block 3701 - **Request for a Section 309 Determination of Compliance and Request for Exceptions.** The proposed project is to construct a 17 story, approximately 205 foot tall (including mechanical penthouses) new mixed-use building at the existing vacant lot, containing approximately 260 dwelling units, approximately 3,000 square feet of ground level commercial space, and a garage with a capacity of up to 113 parking spaces (98 residential spaces and 15 commercial spaces). The project requires separation of towers, rear yard, comfort-level wind, parking, and bulk exceptions pursuant to Section 309(a). The project site is located within a C-3-G (Downtown General Commercial) District and a 200-S Height and Bulk District.
Preliminary recommendation: Approval with Conditions
(Continued from Regular Meeting of November 8, 2007)
NOTE: On November 8, 2007, following public testimony, the Commission entertained a motion to approve with amended conditions. Motion failed by a vote of +2 -4. Commissioners S. Lee, Moore, Sugaya and Olague voted no. Commissioner Alexander was absent. The matter was continued to December 13, 2007 for final action by a vote +5 -1 Commissioner Sugaya voted no. Commissioner Alexander was absent.
- 18b. 2006.1248KXCV (D. DIBARTOLO: (415) 558 -6291)
55 NINTH STREET - east side between Market and Mission Streets; Lot 063 in Assessor's Block 3701 - **Request for Conditional Use Authorization** to allow additional square footage above the base FAR of 6.0 to 1 for dwelling units that will be affordable for a minimum of 20 years to households whose incomes are within 150 percent of the median income, for the project described in item above.
Preliminary recommendation: Approval with conditions
(Continued from Regular Meeting of November 8, 2007)
NOTE: On November 8, 2007, following public testimony, the Commission entertained a motion to approve with amended conditions. Motion failed by a vote of +2 -4. Commissioners S. Lee, Moore, Sugaya and Olague voted no. Commissioner Alexander was absent. The matter was continued to December 13, 2007 for final action by a vote +5 -1 Commissioner Sugaya voted no. Commissioner Alexander was absent.
- 18c. 2006.1248KXCV (D. DIBARTOLO: (415) 558 -6291)
55 NINTH STREET - east side between Market and Mission Streets; Lot 063 in Assessor's Block 3701 – in connection with the mixed-used project described in item above. The request for variances will be considered by the Zoning Administrator.
(Continued from Regular Meeting of November 8, 2007)
NOTE: On November 8, 2007, following public testimony the ZONING ADMINISTRATOR CONTINUED THIS ITEM TO DECEMBER 13, 2007.

I. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, December 20, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

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President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina R. Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2004.0773E!MTZC (L. KIENKER: (415) 575-9036)
55 LAGUNA STREET (AKA 218 - 220 BUCHANAN STREET) - most of the blocks bound by Laguna, Haight, Buchanan and Hermann Streets, Lots 1, 2 and a portion of Lot 3 in Assessor's Block 870 and Lots 1 and 1A in Assessor's Block 857 - **Certification of the Final Environmental Impact Report** related to the proposal to construct seven (7) new buildings and adaptively reuse three (3) existing buildings to create approximately 330 dwelling units, a large institutional residential care facility to accommodate senior residents (operated by "open-house"), approximately 12,000 square feet of community facility space, no more than 4, 999 occupied square feet of commercial/retail space, and approximately 310 off-street parking spaces. The project would include construction of an approximately 25,000 square foot publicly-accessible park on the former Waller Street right-of-way and a community garden of approximately 10,000 square feet. The existing University of California Extension site is located in a P (Public) Zoning District and 80-B and 40-X Height and Bulk Districts.
Preliminary Recommendation: Certify EIR
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on May 2, 2007. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Proposed for continuance until January 17, 2008)
- 1b. 2004.0773E!MTZC (S. VELLVE: (415) 558-6263)
55 LAGUNA STREET (AKA 218 - 220 BUCHANAN STREET) - most of the blocks bound by Laguna, Haight, Buchanan and Hermann Streets, Lots 1, 2 and a portion of Lot 3 in Assessor's Block 870 and Lots 1 and 1A in Assessor's Block 857 - **Adoption of CEQA findings** related to the certification of the Final Environmental Impact Report for the project described in Item 1a.
Preliminary recommendation: Adopt the CEQA findings
(Proposed for continuance until January 17, 2008)
- 1c. 2004.0773E!MTZC (S. VELLVE: (415) 558-6263)
55 LAGUNA STREET (AKA 218 - 220 BUCHANAN STREET) - most of the blocks bound by Laguna, Haight, Buchanan and Hermann Streets, Lots 1, 2 and a portion of Lot 3 in Assessor's Block 870 and Lots 1 and 1A in Assessor's Block 857 - **Request for General Plan amendments** related to the project described in Item 1a. The General Plan amendments consist of changes to the Market and Octavia Area Plan element of the General Plan to amend Map 1 - Land Use Districts from "P" (Public) to RM-3 (Mixed, Medium Density) and NC-3 (Moderate Scale Neighborhood Commercial) and Map 3 - Height Districts from 40-X and 80-B to 40-X, 50-X and 85-X, amendment to the Housing element, Residence element and Land Use Index of the General Plan to amend Map 2 -

Generalized Residential Land Use Plan from Public/Open Space to Residential and Mixed Use and Map 3- Residential Density Plan from Public to Moderately High Density.

Preliminary Recommendation: Adopt the resolution

(Proposed for continuance until January 17, 2008)

- 1d. 2004.0773EIMTZC (S. VELLVE: (415) 558-6263)
55 LAGUNA STREET (AKA 218 – 220 BUCHANAN STREET) – most of the blocks bound by Laguna, Haight, Buchanan and Hermann Streets, Lots 1, 2 and a portion of Lot 3 in Assessor's Block 870 and Lots 1 and 1A in Assessor's Block 857 - **Request for Planning Code text amendment** related to the project described in Item 1a. The Planning Code text amendment consists of adding Section 249.23 to the Planning Code to create the Laguna, Haight, Buchanan and Hermann Streets Special Use District. The specific provisions of the Laguna, Haight, Buchanan and Hermann Streets Special Use District would (a) establish maximum parking standards (b) generally impose performance standards for residential and non-residential off-street parking (c) impose a maximum off-street loading standard (d) generally impose a unit mix standard for residential density and (e) acceptance of community infrastructure improvements.
Preliminary recommendation: Adopt the resolution
(Proposed for continuance until January 17, 2008)
- 1e. 2004.0773EIMTZC (S. VELLVE: (415) 558-6263)
55 LAGUNA STREET (AKA 218 – 220 BUCHANAN STREET) - most of the blocks bound by Laguna, Haight, Buchanan and Hermann Streets, Lots 1, 2 and a portion of Lot 3 in Assessor's Block 870 and Lots 1 and 1A in Assessor's Block 857 - **Request for zoning map amendments** related to the project described in Item 1a. The zoning map amendments consist of (1) reclassifying the height and bulk districts for the project site shown on Map 7H of the Zoning Maps from 40-X and 80-B to 40-X, 50-X and 85-X and (2) reclassifying the use district on Map 7 from P (Public) to RM-3 (Mixed, Medium Density) and NC-3 (Moderate Scale Neighborhood Commercial) and (3) adding the Laguna, Haight, Buchanan and Hermann Streets Special Use District to Map 7SU.
Preliminary Recommendation: Adopt the resolution
(Proposed for continuance until January 17, 2008)
- 1f. 2004.0773EIMTZC (S. VELLVE: (415) 558-6263)
55 LAGUNA STREET (AKA 218 – 220 BUCHANAN STREET) - most of the blocks bound by Laguna, Haight, Buchanan and Hermann Streets, Lots 1, 2 and a portion of Lot 3 in Assessor's Block 870 and Lots 1 and 1A in Assessor's Block 857 - **Request for Conditional Use authorization** to (1) locate a community facility in an R (Residential) District and (2) to develop lots in excess of 10,000 square feet in an NC-3 District and (3) to develop a non-residential use in excess of 5,999 square feet in an NC-3 District and a Planned Unit Development for (4) exceptions to modify the location of the required rear yard and (5) to modify dwelling unit exposure for approximately 8 dwelling units and (6) to modify compliance with the dimension provisions for common open space for the project described in Item 1a.
Preliminary recommendation: Approval with conditions
(Proposed for continuance until January 17, 2008)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes - Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

2. Consideration of Adoption:
 - Draft Minutes of Special Meeting of December 6, 2007
3. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
6. (M. SNYDER: (415) 575-6891)
CANDLESTICK/49ers PROJECT - Informational presentation on the integrated development of Candlestick Point and Parcels A-3 and B-E of the Hunters Point Shipyard.
(Continued from regular Meeting of December 13, 2007)

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

7. 2007.0922C (S. YOUNG: (415) 558-6346)
1926 LOMBARD STREET - north side between Webster and Buchanan Streets; Lot 006 in Assessor's Block 0493 - **Request for Conditional Use Authorization** under Sections 186.1(e), 712.45, and 303 of the Planning Code to allow the transfer of ABC License Type 21 from 1600 Lombard Street (previously Goldmine Liquors) to 1926 Lombard Street (d.b.a. Luigi's Delicatessen) in an NC-3 (Moderate-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to add off-sale liquor sales to an existing grocery store (with accessory deli) for the sale of beer, wine, and distilled spirits. The proposal will not involve an expansion of the existing building envelope.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of December 13, 2007)
8. 2007.0971C (M. WOODS: (415) 558-6315)
3571 SACRAMENTO STREET - south side between Locust and Laurel Streets; Lot 023, in Assessor's Block 1019 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 724.52 to establish a foreign language enrichment program for children, in the Sacramento Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert a vacant retail use (formerly a women's clothing store) to a personal service use for a language enrichment program (dba Language at Play) offering classes in French, Mandarin and Spanish to children

ranging in age from 1 to 10 years, as well as a retail sales component for its language program products. The proposed project will occupy the ground floor and a small portion of the basement (approximately 2,100 square feet) of a two-story building.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of November 15, 2007)

9. (T. SULLIVAN-LENANE: (415) 558-6257)
INTERIM MORATORIUM ON INSTITUTIONAL USES IN WESTERN SOMA PLANNING AREA - Informational presentation of the urgency ordinance approving an interim zoning moratorium to prohibit the establishment of new institutional uses in the Western SoMa Planning Area Special Use District for 45 Days.
10. (S. SANCHEZ: (415) 558-6326)
INDUSTRIAL ZONE - POLICIES AND PROCEDURES - A review of policies and procedures for development proposals in industrial zoning districts as contained in Planning Commission Resolution No. 16202 and consideration of adoption of a resolution establishing additional policies and procedures for development proposals in industrial zoning districts
11. 2007.1193D (D. LINDSAY: (415) 558-6393)
770 18TH AVENUE - east side of 18th Avenue between Fulton and Cabrillo Streets; Lot 028 in Assessor's Block 1660 - **Request for Discretionary Review** of Building Permit Application No. 2007.09.24.3528, proposing to revise previously-approved and issued Building Permit Application No. 2005.10.06.4962 by reducing the depth of the first and second floors by 4 feet. The originally-approved project, which is under construction, included horizontal and vertical additions and the conversion of the building from a single-family house to a two-unit building. The subject property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revise
- 12a. 2007.0448DDDDV (E. WATTY: (415) 558-6620)
456 URBANO DRIVE - west side between Alviso and Moncada Way; Lot 010 in Assessor's Block 6916 - **Request for Discretionary Review** of Building Permit Application No.'s 2006.05.09.1110 proposing to construct a one-story vertical addition, a horizontal front addition, and a two-story horizontal rear addition to the existing single-family detached dwelling, and of Building Permit Application No. 2007.10.18.5822 proposing to legalize a rear addition made to the noncomplying detached garage. The garage expansion is pending approval of Case No. 2007.0448DDDDV requesting a rear yard and noncomplying structure variance. The property is located in an RH-1 (D) (Residential, House, One-Family)(Detached) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
(Continued from Regular Meeting of December 13, 2007)
- 12b. 2007.0448DDDDV (E. WATTY: (415) 558-6620)
456 URBANO DRIVE - west side between Alviso and Moncada Way; Lot 010 in Assessor's Block 6916 - **Request for a Variance** from Planning Code Sections 134 and 188, to legalize an addition made to the rear of a legal noncomplying detached garage, located in an RH-1(D) (Residential House, One-Family) (Detached) Zoning District and 40-X Height and Bulk District.
Note: To be decided by the Zoning Administrator.
(Continued from Regular Meeting of December 13, 2007)

13. 2007.1194DD (E. WATTY: (415) 558-6620)
1959 OCEAN AVENUE - south side between Ashton Avenue and Victoria Street; Lot 020 in Assessor's Block 6915 - **Request for Discretionary Review** of Building Permit Application No. 2007.07.27.8065, which seeks to modify the hours of operation limited under the original approval for Ocean Acupuncture and Health Center. The new hours are proposed from 11:00 a.m. until 10:00 p.m., 7-days a week. The property is located in the NC-2 (Neighborhood Commercial – Small-Scale) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the application.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

ADDENDUM
SAN FRANCISCO
PLANNING COMMISSION

**Notice of Meeting
&**

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, December 20, 2007

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

DEC 18 2007

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President: Dwight S. Alexander

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at

the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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1:30 PM _____

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 Kathrin Moore; Hisashi Sugaya

B. COMMISSIONERS' QUESTIONS AND MATTERS

COMMISSION'S RULES AND REGULATIONS - Discussion and possible action to amend the Commission's Rules and Regulations to address imposing time constraints on submittal of documents and material for review by the Commission and the public; discuss and possibly establish rules or policies that address other areas of interest of the Commission.

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Regular Meetings

***Thursdays, December 27, 2007 and
January 3, 2008***

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for ***Thursdays December 27, 2007 and January 3, 2008***, have been cancelled. The next Regular Meeting of the Planning Commission will be held on, ***Thursday, January 10, 2008***.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	DWIGHT ALEXANDER
VICE-PRESIDENT	CHRISTINA OLAGUE
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	M. SUE LEE
COMMISSIONER	WILLIAM L. LEE
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

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